

**IN THE UNITED STATES DISTRICT COURT
FOR THE DISTRICT OF MARYLAND**

Baltimore Division

Heaven White, individually and on
behalf of her three minor children,
D.C. and K.C. and H.C.

1164 Frederick Douglas Street
Annapolis, Maryland 21403
Anne Arundel County,

Nashell Smith, individually and on
behalf of her three minor children,
D.E.P. and D.X.P. and M.P.

813 Betsy Court
Apartment B
Annapolis, Maryland 21401
Anne Arundel County,

Nicole Clark, individually and on
behalf of her two minor children,
T.L. and N.C.

813 Betsy Court
Apartment A
Annapolis, Maryland 21401
Anne Arundel County,

Tyneice Holliday, individually and on
behalf of her three minor children,
D.R. and A.H. and E.D.

808 Brooke Court
Apartment B
Annapolis, Maryland 21401
Anne Arundel County,

LaDawn Camp, individually and on
behalf of her one minor child,

A.R.
801 Brooke Court

Civil Action No.

JURY TRIAL DEMANDED

Apartment C
Annapolis, Maryland 21401
Anne Arundel County,

Tiamani Johns, individually and on
behalf of her one minor child,
N.J.

1125 Madison Street
Apartment B3
Annapolis, Maryland 21403
Anne Arundel County,

Jonathan and Breonna Dixon,
individually and on behalf of their two
minor children,
B.J. and A.D.
1324 Maryland Avenue
Johnstown, Pennsylvania 15906,

D'Andre Covert
1164 Frederick Douglas Street
Annapolis, Maryland 21403
Anne Arundel County,

Glenn Rogers
701 Glenwood Street
Apartment 616
Annapolis, Maryland 21401
Anne Arundel County,

Lakisha Fuller, individually and on
behalf of her two minor children,
M.D. and O.D.
1432 Tyler Avenue
Annapolis, Maryland 21403
Anne Arundel County,

Plaintiffs,

v.

The City of Annapolis by and through
the City Council
A municipal corporation
160 Duke of Gloucester Street
Annapolis, Maryland 21401
Anne Arundel County,

Gavin Buckley as Mayor of the City of
Annapolis
160 Duke of Gloucester Street
Annapolis, Maryland 21401
Anne Arundel County,

Housing Authority of the
City of Annapolis,
A public body corporate and politic
1217 Madison Street
Annapolis, Maryland 21403,

Housing Authority of the
City of Annapolis
Board of Commissioners,
1217 Madison Street
Annapolis, Maryland 21403,

Beverly Wilbourn as Executive
Director of the
Housing Authority of the
City of Annapolis
1217 Madison Street
Annapolis, Maryland 21403,

Defendants.

COMPLAINT

COMES NOW, before this Honorable Court, your Plaintiffs by and through counsel, P. Joseph Donahue and Wise & Donahue, PLC attorneys, hereby sue the Defendants, and as grounds therefore state as follows:

NATURE OF ACTION

Plaintiffs are primarily African American¹ residents of housing developments owned and operated by the Housing Authority of the City of Annapolis (“HACA” or the “Housing Authority”). This action challenges the ongoing discriminatory policies of the City of Annapolis and the officials of the City to forego their statutory obligation to inspect and license the leased properties owned by the Housing Authority. It further challenges the long-standing pattern and practice of preventing African American and other Black persons from residing in predominantly White communities of Annapolis, and furthering policies of racial segregation, thereby perpetuating not only the exclusion of minorities from the overwhelmingly White City of Annapolis, but also the pattern of racial housing segregation in Annapolis generally, which has, for decades, officially and unofficially acknowledged the

¹ With reference to the racial makeup of the individuals concerned in this action, the term “African American” is primarily used throughout instead of the term “Black.” The determination of how to refer to an African American or Black individual should be left to the individual. However, it is a foundational allegation in this Complaint that the City of Annapolis has consistently mistreated its population of African American residents since the end of African slavery. It is the decision of Plaintiffs to be referred to as such for this matter.

significant presence of racial segregation. By these and other illegal and discriminatory acts, the Defendants have continued the City's tradition of perpetuating violations of Plaintiffs' rights under the Fair Housing Act as amended, 42 U.S.C. § 3601, *et seq.*; the Civil Rights Act of 1866, 42 U.S.C. §§ 1982, 1983, 1985, and 1986; the Equal Protection clause of the Fourteenth Amendment to the United States Constitution; the "affirmatively furthering" obligations of the Fair Housing Act, 42 U.S.C. § 3608; and the Civil Rights Act of 1964, 42 U.S.C. § 2000d, *et seq.*, in addition to violations of the Maryland Consumer Protection Act, as well as other State causes of action.

JURISDICTION AND VENUE

1. This civil action arises under the laws of the United States of America. This Court has original jurisdiction over Plaintiffs' claims under 28 U.S.C. § 1331 (federal question), 28 U.S.C. § 2201 (declaratory relief), and 42 U.S.C. § 3613 (Fair Housing Act, private right of action for damages and injunctive relief).

2. Under 28 U.S.C. § 1367, this Court has supplemental jurisdiction over the claims brought under Maryland law because they are related to Plaintiffs' federal claims and arise out of a common nucleus of related facts.

3. Venue herein is proper under 28 U.S.C. §§ 1391 (b)(1) and (2). Plaintiffs all reside or resided in the City of Annapolis, Anne Arundel County, Maryland. Defendants City of Annapolis, Mayor Gavin Buckley, Aldermen and

Alderwomen of the City of Annapolis, Beverly Wilbourn, Director, Housing Authority of the City of Annapolis, the Housing Authority of the City of Annapolis, and the Housing Authority of the City of Annapolis Board of Commissioners all maintain their principal place of business in the City of Annapolis, Anne Arundel County, Maryland; the events or omissions giving rise to the claim occurred in this district and division.

PARTIES

Plaintiffs

Newtowne Twenty Residents

4. Plaintiff Nashell Smith (“Ms. Smith”) is an African American woman. She and her three minor children live at 813 Betsy Court, Apartment B, an apartment in Newtowne Twenty.

5. Plaintiff Nicole Clark (“Ms. Clark”) is an African American woman. She and her two minor children live at 813 Betsy Court, Apartment A, an apartment in Newtowne Twenty.

6. Plaintiff Tyneice Holliday (“Ms. Holliday”) is an African American woman. She and her three minor children live at 808 Brooke Court, Apartment B, an apartment in Newtowne Twenty.

7. Plaintiff LaDawn Camp (“Ms. Camp”) is an African American woman. She and her minor child live at 801 Brooke Court, Apartment C, an apartment in Newtowne Twenty.

Harbour House Residents

8. Plaintiff Tiamani Johns (“Ms. Johns”) is an African American woman. She and her minor child live at 1125 Madison Street, Apartment B3, an apartment in Harbour House.

9. Plaintiffs Jonathan and Breonna Dixon (“the Dixons”) lived at 960 President Street, Apartment B3, in HACA’s Harbour House Property. Ms. Dixon and her two minor children are African American.

Eastport Terrace

10. Plaintiff Heaven White (“Ms. White”) is an African American woman. She and her three minor children live at 1164 Frederick Douglas Street, a townhouse in Eastport Terrace.

11. Plaintiff D’Andre Covert (“Mr. Covert”) is an African American man, and the adult child of Plaintiff Heaven White. He lives at 1164 Frederick Douglas Street, a townhouse in Eastport Terrace.

Morris H. Blum Senior Apartments

12. Plaintiff Glenn Rogers (“Mr. Rogers”) is an African American man. He has lived at 701 Glenwood Street in Apartment 502 and now lives in Apartment 616 located at the Morris H. Blum Senior apartments.

Robinwood

13. Plaintiff Lakisha Fuller (“Ms. Fuller”) is an African American woman. She lives at 1432 Tyler Avenue with her two minor children.

Defendants

14. Defendants City of Annapolis by and through the Aldermen and Alderwomen of the Annapolis, duly elected members of the City Council in their official capacities.

15. Defendant Gavin Buckley, duly elected Mayor and City Official of the City of Annapolis.

16. Defendant Beverly Wilbourn, Executive Director of the Housing Authority of the City of Annapolis.

17. The Housing Authority of the City of Annapolis (“HACA”), a “public body corporate and politic that: (1) exercises public and essential governmental functions; and (2) has all the powers necessary or convenient to carry out the purposes of this Division II.”²

² Md. Code Ann., Hous. & Comty Dev. §13-103.

18. The Housing Authority of the City of Annapolis Board of Commissioners (“Board of Commissioners”). HACA and the Board of Commissioners are referred to herein collectively as “HACA.”

FACTUAL AND HISTORICAL BACKGROUND

Historical Treatment of African Americans by the City of Annapolis

19. Throughout its nearly 370-year history, Annapolis has been home to many people of African descent. However, the roots of that bond forever endure as a stain on the fabric of the City, the State of Maryland, and that of the United States as a whole.

20. The historical record is clear: Annapolis was integral in the perpetuation of the African slave trade, which resulted in the subjugation of newly imported Africans to white slaveholders. Those slaves populated plantations throughout Maryland and its surrounding states and provided free labor to an adolescent country. As policy, Annapolis facilitated the slave trade for over a century, its harbor an auction block, which served as a stepping stone to lifetimes of bondage for hundreds of thousands of human beings.

21. Slavery was practiced in Maryland for nearly 200 years before its abolition by the Maryland Legislature in April 1864. Following Emancipation, and during the early part of Reconstruction, the population of former slaves and other African descendants in Maryland’s Capital remained segregated. However, despite

obtaining citizenship through passage of the 14th Amendment in 1868, these former African slaves remained subject to the indignities and disparate treatment of Jim Crow racism for much of the next century.

22. To protect and bolster their community, much of the African American population in Annapolis settled into an area that had been redistricted by the City in 1914 and was known then as the 4th Ward (the “Old 4th Ward”). The Old 4th Ward was located on the western side of the City of Annapolis, only a short walk from the State House and the Governor’s Mansion. It is highlighted in Figure 1 *infra*. By the mid-1940s the Old 4th Ward had become a self-contained community of primarily African American residents, and was home to bars, lunchrooms, supper clubs, churches, a theater, and the Dixie Hotel, which was home to live music and entertainment. The rich culture of the Old 4th Ward, located in the shadow of the State House, was created by its African American population through resilience, hard work, patience, and a determination to overcome the obstacles of racial animosity still much a part of daily life in the early 20th century. The Old 4th Ward was regularly represented on the City Council by duly elected African American community leaders.

23. The culture, establishments, and nightlife of the Old 4th Ward were shared and enjoyed by more than just the African American residents of the City. The vibrant community attracted the majority White citizenry of Annapolis, the all-

White Naval Academy midshipmen, the all-White naval officers stationed in the City, as well as legislators from all over the State who traveled to and often resided full-time in the State's Capital.

Federal Programs Bring Change to the City

24. Housing authorities in the United States were initially brought about through New Deal legislation in the 1930s. The legislation sought to eliminate slum-like conditions throughout the country, while in turn creating thousands of construction jobs for unemployed Americans of all racial backgrounds. At that time, only a few generations removed from the horrors of slavery, African American families benefited greatly from those various Acts, and in addition to receiving jobs, many African Americans were provided clean homes for the first time since bondage. The Housing Authority of the City of Annapolis was founded in 1937 and sought to take advantage of the newly available federal development funds.

25. From the beginning, HACA sought to provide affordable housing to any Annapolis citizens in need. However, segregation persisted. The first properties under the management of HACA were Bloomsbury Square with its Caucasian occupants, and College Creek Terrace, occupied by African Americans. Both properties were in the Old 4th Ward. HACA would not desegregate these housing developments until the mid-1960s.

26. The 1950's brought continued growth to Annapolis, and with expansion in utility services, the City's boundaries had begun to grow. The City passed legislation, which caused the boundaries of the Old 4th Ward to be subsumed by Ward 2 as it exists today. The African American community persisted against the encroaching tide. However, the 1960's policies of urban renewal devastated the neighborhood, destroying nearly all of its 33 businesses. Eminent domain policies led to the demolition of numerous homes in the almost entirely African American Old 4th Ward areas, which displaced 237 families. Bulldozers leveled the community almost entirely. The result was a housing crisis for the African American community in Annapolis.

27. Contemporaneously with the reorganization of the Old 4th Ward, which historically had been represented on the City Council predominantly by African Americans from the community, was a shift in its representation at the City Council level. Today, Ward 2 is represented by predominantly White Alderpersons, while Ward 4 and Ward 6 – the Wards which are home to the majority of HACA units in the areas that received an influx of the displaced citizens as a result of urban renewal – are represented by African Americans.³

³ Exhibit A is a current map of the City of Annapolis Wards. Lest there be any confusion about whether or not Ward 6 was drawn specifically to marginalize African Americans, the Robinwood neighborhood was carved out of Ward 5, and is circled in red.

28. As the Civil Rights movement was taking hold across the nation, the City of Annapolis, in cooperation with HACA, moved its African American residents away from the City center. These residents were provided public housing units, and many, then stripped of their livelihood, were congregated into dense developments scattered miles from employment opportunities and without a viable public transportation system. Given no alternative, the once vibrant community was decimated, and its population crammed into public housing against their will. The African American residents of Annapolis have never recovered from the 1960's urban renewal policies of the City of Annapolis.⁴

The HACA Properties Today

29. HACA now manages approximately 790 apartments spread over six (6) developments, which are home to approximately 1,600 residents. As illustrated in Figure 1 *infra*, and highlighted in yellow, there are six remaining developments:

- a. Bloomsbury Square – Rebuilt in 2003, this is HACA's newest property, and it consists of 51 units;

⁴ Sources of information relating to the urban renewal policies of the City of Annapolis are difficult to access without significant effort. One article from The Washington Post dated June 3, 1979 relays in fine detail the devastation of those policies and the aftershocks still felt approximately a decade after the decimation of the Old 4th Ward. *The Annapolis Land Grab*, Wash. Post, June 3, 1979, available at

https://www.washingtonpost.com/archive/lifestyle/magazine/1979/06/03/the-annapolis-land-grab/435030bc-7355-475c-a3ab-77b80e0bfeb5/?utm_term=.ba1de6aa58c9.

- b. Harbour House – Constructed in 1964, is comprised of 273 units;
- c. Eastport Terrace – Constructed in 1953, is HACA’s oldest property and is comprised of 84 units. Eastport Terrace and Harbor House share a property line, and the residents share the same recreational facilities;
- d. Morris H. Blum Senior Apartments – Constructed in 1976, are HACA’s only dedicated units for the elderly and disabled, and require tenants be 55-years-old (or 50-years-old if disabled) to apply;
- e. Robinwood – Constructed in 1970 is comprised of 150 units; and
- f. Newtowne Twenty (or “Newtowne 20”) – Constructed in 1971 is comprised of 78 units.

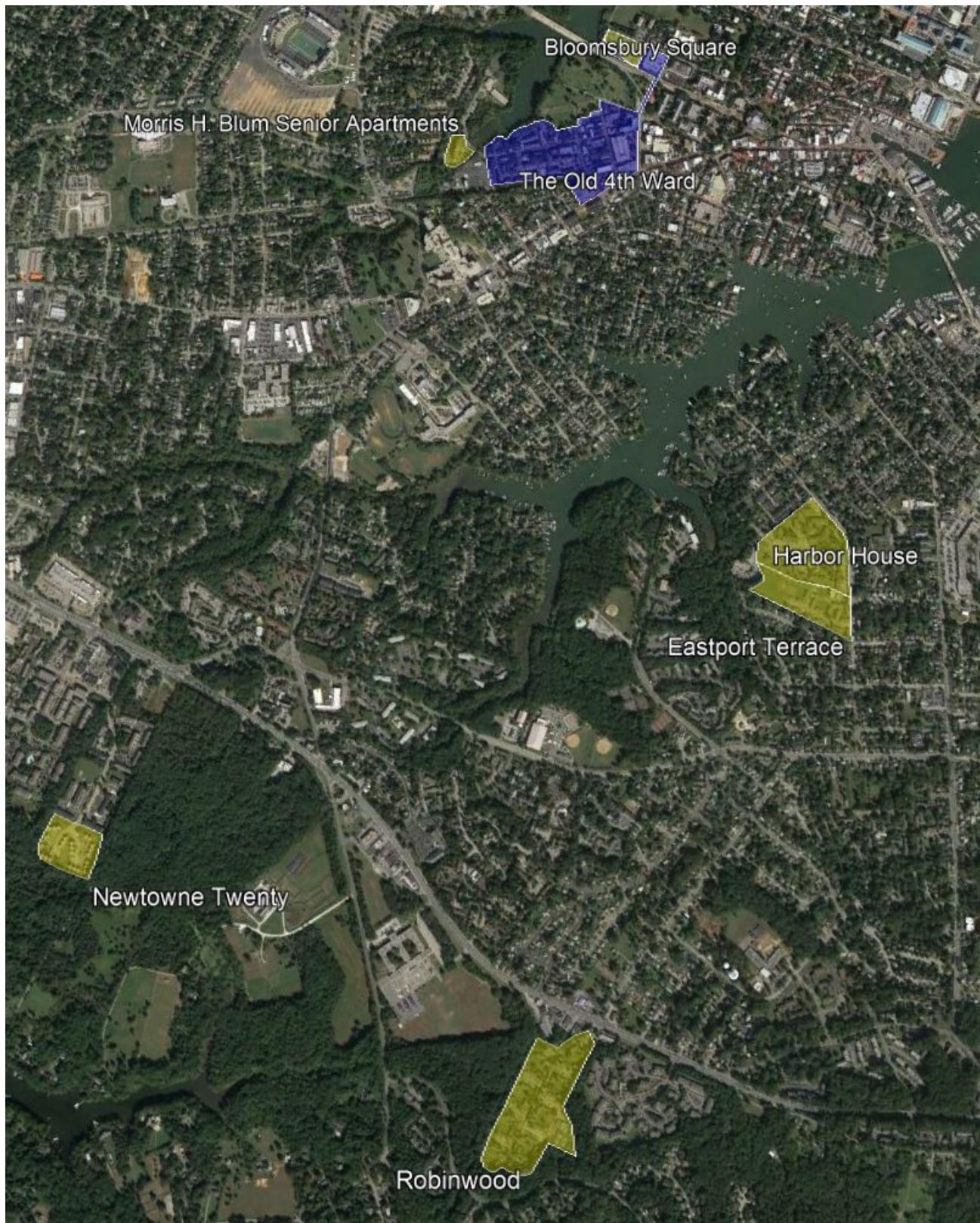


Figure 1 – Map of the HACA Properties

As compared to the footprint of the Old 4th Ward, which is highlighted in blue, these six (6) remaining HACA properties (the “HACA Properties”) are randomly located around the City.

The Myth of Free Housing

30. It is a common misperception that Public Housing is “free” for low-income families. Nothing could be further from the truth. Congress designed the Public Housing Program in order to afford low-income families with a dignified opportunity to pay their fair share for safe, decent, habitable housing. Under the Public Housing program, families pay rent to Public Housing Authorities (“PHA”) that manage the properties. Federal rules govern the calculation of tenant rents, which, for the vast majority of public housing residents, the family share of the rent is based on household income.

31. The United States Housing Act of 1937 established the conventional public housing program. Public Housing admission is limited to low-income families and individuals earning below 80% of the Area Median Income (“AMI”), although in many areas, applicants may need to earn incomes below 50%, or even 30% of the AMI. The average income of an average-sized public housing family of 2.1 persons was \$14,412 in 2015, which is below the poverty level.

32. The policy of defining maximum Public Housing rents as a percentage of family income began in 1969 when Congress passed the “Brooke Amendment,”

the current version of which is codified at 42 U.S.C.A. § 1437. Congress has subsequently amended the Brooke Amendment many times. The rent-income ratio has increased to its current level of 30 percent of adjusted household income. Additional changes in federal policy allow Public Housing tenants the option to pay “flat rents” based on the reasonable market value of their units. In addition, HACA has established its own minimum rent of \$50 per month, even if a tenant’s income is zero. Rents in the HACA Properties range as high as \$1,500 per month or more.

Rental Unit License – A Requirement of the Annapolis City Code

33. Chapter 17.44.010 of the City Code states: “No person shall let for occupancy or use any vacant single rental dwelling unit, multiple dwelling, bed and breakfast home, roominghouse, or bargehouse without a current operating license issued by the Department of Planning and Zoning, after the application for the license has been approved by the Director of Planning and Zoning, with the concurrence of the Fire Chief, and the County Health Officer, for the specific named unit, multiple dwelling, bed and breakfast home, roominghouse, or bargehouse.”

34. Chapter 17.44.020 of the City Code states: “No operating license shall be issued or renewed unless the applicant owner first has made application on an application form provided by the Director of the Department of Planning and Zoning. The Director shall develop the forms and make them available to the public.”

35. Pursuant to this and other portions of the City Code, all rental units require a license issued by the City if they are to be legally authorized to operate.

36. In order to obtain a license, rental units must be inspected and found to be in compliance with the City's Residential Property and Maintenance Code. Annapolis City Code, Chapter 17.44.010.

37. HACA Properties managed solely by HACA are **neither licensed nor inspected** by the City. These properties are the **only** rental properties within the City that are **neither licensed nor inspected**. They are not licensed because the City Code is simply not enforced on the HACA Properties.

38. Pursuant to policies of the City's Office of Licenses & Permits Division, when conditions that present a danger to health or safety are found in an apartment that is currently occupied by tenants, a landlord will be required to relocate that tenant, remediate the danger, request a reinspection, and provide other proof at the landlord's expense to the City Inspector demonstrating the danger is no longer present.

39. Chapter 17.44.130 of the City Code states: "Upon suspension, revocation, denial, or expiration of a license, the director shall have the authority to cause notices to be posted on the property which shall state as follows: "OCCUPANCY OF ANY DWELLING UNIT IN THIS BUILDING NOW VACANT OR BECOMING VACANT IS UNLAWFUL UNTIL A LICENSE TO

OPERATE HAS BEEN OBTAINED AND IS DISPLAYED ON THE PREMISES.”

No such postings are made by the City on the HACA Properties.

The City’s Notice of its Failure to Evenly Enforce its Code

40. Rental licenses have been a requirement of prospective landlords by the City since approximately 1985. Despite the inspection requirement, the public housing units managed by HACA were rarely, if ever, subjected to any City inspections, but have never been fully, finally, or properly inspected and licensed in accordance with the City Code.

41. Former Annapolis City Mayor Michael J. Pantelides was elected to that office in November 2013 and sworn in on December 2 of that year. To assist incoming Mayors with their transition into office, teams of relevant professionals are commissioned by the City to conduct in-depth reviews of specified areas subject to the purview of the Mayor and City Council.

42. On October 27, 2014, a Public Housing Transition Team report (the “Transition Report”) was presented to and adopted by incoming Mayor Pantelides. A copy of that Transition Report is attached hereto as Exhibit B.

43. On slide eight (8) of that report, the Transition Team stated: “The condition of HACA properties is in serious decline. The latest available [U.S. Department of Housing and Urban Development] score for their physical condition

is 25 out of 40. Residents say the condition and maintenance of their units are their biggest problems.”

44. The Transition Team recommended two specific courses of action. Recommendation 1 provided: “Per State code unless an exception is made, the City should begin inspecting HACA units under the City’s rental licensing program that applies to all other rental housing in the City.” Exhibit B, p. 8. Recommendation 2 provided: “The City has an obligation to protect health and safety of public housing residents, as they do other City renters, and should work with HACA to phase in City inspection of HACA properties.” *Id.* For each of these recommendations, the Transition Team identified the recommended timeline for the inspections as “Immediate.”

45. The Transition Team report was more than a recommendation, however, as it provided the Mayor and City Council with **notice** that their policy not to inspect HACA properties was also a violation of the Maryland State Code.

46. Maryland Housing and Community Development Code § 12-403 states: “Except as provided in § 12-506(b)(9) of this title, all housing projects of an authority are subject to the planning, zoning, sanitary, health, fire, housing, subdivision, and building laws, ordinances, codes, rules, and regulations that apply where the housing project is located.”

47. Maryland Housing and Community Development Code § 12-506(b)(9) states: “To aid and cooperate in the planning, undertaking, construction, or operation of housing projects located wholly or partly in the area in which it may act, a State public body, with or without consideration and on terms that it determines, may ... plan, replan, zone, or rezone any part of the State public body, make exceptions to its sanitary, building, housing, fire, health, subdivision, or other similar laws, rules, regulations, and ordinances or make any changes to its map or master plan....”

48. On December 18, 2014, during a public hearing of the Annapolis City Council the testimony of the Transition Team resulted in the following recommendations/observations:

Recommendation/Observation 1:

“The City should inspect HACA properties, so they conform to City Code. State Code Section 12.403 requires that HACA Properties conform to City’s health, fire, and housing codes, or be explicitly exempt from doing so; however, the City does not currently inspect HACA properties, and therefore treats HACA properties differently from every other rental property in the City with regard to inspections. So, the City should be aware of potential liability because they have chosen to basically ignore this issue over the years. And I believe we have had a conversation with the finance officer in regard to this and he too indicated that there was potential issue with liability for the City.”

Recommendation/Observation 2:

“We should note that HACA right now inspects their own properties by basically having a contractor come in and do a random inspection every year just before HUD comes in. So,

HUD, which does not inspect all of the properties, it also does a random inspection, it's [only] about 20% of the properties actually get looked at, so that is how these scores are addressed. They are not looking at the property in totality, and it does include all of those properties that have already been revitalized."

Recommendation/Observation 3:

"Why would the worst housing in town occupied by the lowest income people not be of concern to the City of Annapolis where we are concerned about wealthy high rent apartments?"

49. One member of the Transition Team was queried regarding the difference in standards between the HUD inspections and those of the City of Annapolis. In addition to providing the fact that HUD only inspects a sample of the units and not 100% of the units as required by City Code, the following response was proffered:

[HUD requirements are] different from the City Code in at least one material way that we found, and that is with regard to fire safety. HUD requirements as far as inspections, for example with respect to smoke alarms, say that smoke alarms can be battery operated, and one smoke alarm per level. The City Code with respect to fire safety says that the smoke alarms have to be wired, and there has to be a smoke alarm outside of each bedroom. So just with respect to fire safety, there is a disconnect between HUD inspection requirements and City Code.

In response to this explanation, Mayor Pantelides replied: "That is a great example. Very big public safety concern. Residents of Annapolis should be up to the same standard as well."

50. During that same meeting on December 18, 2014, Mayor Pantelides made the following observation regarding the City's prior failures with respect to inspections of the HACA properties:

Your transition report probably more than any other one that came forward sparked a lot of debate, especially within the newspaper, which I think was a healthy dialogue to have. I'm sure everyone didn't agree on everything that was said but the fact that we're talking about it, and such an important part of our population gets overlooked, had gone on for too long.

51. Following the findings and recommendations of the Transition Team, Mayor Pantelides set in motion a plan for the City to carry out the first inspections of the HACA properties, which would not ultimately begin until April 2016.

Mayor Pantelides' Notice to HACA and HUD

52. In November 2015, Mayor Pantelides put HACA and HUD on notice that he intended to enforce inspections on the HACA Properties pursuant to his legal duties as Mayor. The Mayor acknowledged that it was not until approximately the Fall of 2014 that he realized that the City had the authority and legal responsibility to inspect the HACA properties.

53. In a November 20, 2015 article published in The Capital Gazette, the Mayor acknowledged that: "The City has taken a passive role, but that's not going to be the case anymore."

54. In a November 23, 2015 article published in The Capital Gazette, the Mayor was reported to have sent a letter to HACA officials outlining his intent to

inspect. The letter stated: “Unless there are substantial improvements in the condition of the housing stock between now and then, I suspect that a number of residents will need to be relocated until repairs and/or major reconstruction is completed. I hope you take this matter as seriously as I do.”

55. In November 2015, a similar letter was sent to HUD officials. The HUD spokesperson at the time declined to comment to The Capital Gazette reporters, but reportedly responded to the Mayor in writing.

56. In January 2016, in response to a reporter’s questions about HUD’s ongoing investigation of HACA’s use of grant funding, Pantelides stated: “It is a good thing that HUD is coming in and investigating HACA. This is an agency with a troubling past and present.”

57. On November 26, 2015, Trudy McFall, a previous chairman of the HACA Board and member of the Mayor’s Housing Transition Team wrote a Letter to the Editor in The Capital Gazette wherein she praised the Mayor for his decision to finally enforce City inspections on the HACA Properties. She stated as follows:

For many years, previous mayors and other elected officials have been told this by me and others, but none made any move to comply with the state law and better protect the residents of public housing.

...

I congratulate the mayor for his leadership in deciding to do this, when others before him have ignored the issue. **Unquestionably, it will not be easy for the city and will raise complex issues. However, it is well past time for the elected officials for the city to ensure that public housing residents**

have the same protections as other city renters. All city residents will benefit by improved public housing.”

(Emphasis added).

Rental License Application Process in the City of Annapolis

58. Chapter 17.44.060 (A) of the City Code states: “The operator of a multi-family dwelling consisting of fifty or more units who employs a full-time maintenance staff of three or more employees on-site shall have its license initially issued or renewed for a two-year period. **All other licenses shall be issued or renewed on an annual basis.**” (Emphasis added).

59. Pursuant to the City Code, given the characteristics of the HACA Properties, all of its 790 units are required to be inspected and re-licensed by the City of Annapolis annually.⁵

60. The Rental Operating License Application mandated by the City of Annapolis states:

A property owner must obtain a license prior to operating a rental facility within the City of Annapolis. License application and rental operating license are non-transferable. Application must include fee of \$100.00 per unit. ***Property must be inspected for compliance of the City's Code and International Property Maintenance Code before the license will be issued.***

See Exhibit C (emphasis in original).

⁵ HACA does not maintain a large enough maintenance staff across all six (6) of its properties to qualify for the “two-year” license.

61. The City requires smoke alarms in rental units to be supplied with installed AC powered smoke alarms pursuant to City Code Section 17.40.440. The Rental Operating License Application states in italicized language the following: “****Must have smoke alarms installed on each ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms, in each sleeping room, and each story of the dwelling unit (International Property Maintenance Code 704.2).*” Exhibit C (emphasis in original).

62. The Rental Operating License Application requires that the landlord certify that “they will comply with the ICC Code and the Charter and Code of the City of Annapolis, which are applicable hereto; [] they agree to inspections by the Department of Planning and Zoning and the Fire Department to determine if the property is in compliance with the provisions of the ICC Code and the Charter and Code of the City of Annapolis.” *Id.*

Logistical Issues Raised Prior to Inspections

63. After the December 2014 meeting, it took nearly a year for the inspection process to begin to take shape. That intervening year of 2015 was fraught with political infighting around the issue of the HACA inspections.

64. Pursuant to the City Code, HACA was required to pay \$79,000 in order to apply for rental licenses for each of its 790 units. Despite HACA’s status as a landlord in the City, Alderwoman Sheila Finlayson proposed legislation to the City

Council which would waive the inspection fees. On December 7, 2015, Resolution 31-15 (the “Waiver Legislation”) was proposed by Alderwoman Finlayson.

65. Included within R-31-15 was the following language:

FOR the purpose of waiving fees associated with the licensure and inspection of HACA residential rental units.

...

WHEREAS City Code Chapter 17.44 requires the City to license and inspect all rental housing units in the City; and

WHEREAS the cost of such licensure, inspection and associated fees could encumber HACA with tens of thousands of dollars of expenses.

See Exhibit D. In the proposed legislation itself, the City acknowledged its responsibility to license and inspect the HACA Properties.

66. The Fiscal Impact Note related to R-31-15 issued by the City made the following observation:

Analysis of Fiscal Impact: This legislation waives the fees associated with the licensure and inspection of HACA residential rental units as required by City Code Chapter 17.44. The current fee structure, section 17.44.040 of the City Code, includes a \$100.00 fee per annum for an operating license for rental unit and rooming house. According to HACA, there are currently seven hundred and ninety (790) HACA residential rental units within the City of Annapolis. Based on the number of units, the net fiscal impact would be \$79,000.

See Exhibit E.

67. The Waiver Legislation created some contention among the City's leadership, but the debate centered less on whether the fee should be waived, and more on the effect of a City inspection of the HACA Properties. One exchange among former Aldermen highlighted the "concern":

Alderman Littman:

If this legislation was approved, and if the City did these inspections, presumably we all suspect there will be a number of violations. I would like to know the "So what" question. So what do we do then? Is there going to be any... Assuming that we have a list of, let's just say arbitrary 30 units, that need some repair, 10 of them should not be habitable, So what? Are we going to put those people somewhere else and do the work? Are we going to ask HACA nicely to do the work? Are we forcing HACA to do the work? Is HUD going to force HACA to do the work? If those people are going to be moved out are they going to be moved out in any sense of maintaining community? Are they going to be guaranteed their units back when the work is done? So I would like to know what the impact of this work is before we just go ahead and do a lot of paperwork that might not have any impact at all to actually accomplishing the very important goal that I do support of improving the housing for our HACA residents.

Alderman Kirby:

I guess I have some of those same issues myself. Right now, we don't inspect. It's always been left up to the HUD officials and they did their own inspections, and I do not believe they went through every unit. So we've never been responsible for the Housing Authority inspections. So this is different and it is going to raise some further questions about condemning units and what happens to tenants when we condemn the unit.

Alderman Budge:

What's the plan? We know that the Mayor has stated it is his intention to proceed with the inspections whether or not we pass R-31, and that is going to invoke the whole list of questions that Alderman Littman has been asking regardless so I think we should proceed with that line of questioning.... We as a council need an understanding of what the plan is to bring HACA housing up to standard. It is my understanding that the Mayor intends to make it a HUD problem. HUD doesn't want to pick up the problem. HACA doesn't have a plan. We don't have a plan. **There is train wreck in front of us.**

(Emphasis added).

68. At some point a question was raised as to the Constitutionality of the Waiver Legislation itself. Counsel from the City Attorney's office testified before the City's Finance Committee with regard to the potential Constitutional conflict as follows:

Very simply... the difficulty we face structurally is that there is no specific right Constitutionally under the 14th Amendment to have fees waived and so under the legal tests, there has to be a rational basis, or if a suspect class is involved there has to be what is called strict scrutiny, and in either case, and in this particular case, because we are dealing with a quasi-public entity that is bound to a federal agency, it does not preclude their responsibilities under the host jurisdiction of laws to meet the letter of the law. **Now, historically there has been a presumption, as I understand it, that HACA and HUD were doing their own investigations and their own inspections on an annual basis. We have discovered that the inspections that are done, are not of all units, but rather are, from a statistical sampling, and our law is rather clear that it requires each and every unit to be inspected in terms of multi-units like this, on a bi-annual basis.** And our law is also clear that there is a fee associated with that, and to grant this particular quasi-public agency a waiver without some specific legal justification simply because they may not have the money,

does potentially create some constitutional legal issues for us. So, if it is the desire of the council going forward, to find a way to work with them economically, I am sure that we can do that, but the blanket waiver is probably unconstitutional.

...

HUD does have a responsibility, both under the legislation that controls their relationship with HACA, and under our laws to make certain that these units are habitable, and **our inspection process is how we determine that.**

(Emphasis added).

69. As a result of this opinion of the City Attorney's Office, Alderwoman Finlayson withdrew R-31-15. In doing so, she provided her thought process about the City's decision to inspect, and the concern she had for holding HACA accountable as the City should any other landlord:

I sponsored this legislation when the City decided, wisely so, to inspect all of our rental units including those in public housing. What concerned me was the fact that we were then going to turn around and charge the very agency who is **struggling to maintain some semblance of quality residences** in the City. That bothered me considerably. So this legislation was poised to waive the fees that we would charge the housing authority for those inspections. **I've since been assured by the City Manager that there is no intention for the city to charge the housing authority for these inspections.** And I have also been informed by the previous city attorney that it is probably unconstitutional to waive the fees because being poor is not a protected class. But again, **I've been assured by the City manager... that there will not be any fees or any charges to the housing authority.** So for that reason I am going to withdraw this legislation.

(Emphasis added).

Revelations from the City's Initial Inspections of the HACA Properties

70. Pursuant to City Policy provided in the City's "Rental Operating License Application," the inspections are held to the standards set out in the International Property Maintenance Code.

71. When the City finds violations of its Code in an initial inspection, it **does not** issue a rental license until those violations are fixed by the prospective landlord.

72. Despite expressed concern that it would be unconstitutional to waive the fee through legislation, the City did not enforce the City Code provision requiring HACA pay the 2016 inspection fee of \$100 per unit (\$79,000 total), and seemingly waived it without legislation, or otherwise credited HACA for the fee.

73. On May 1, 2016, the City began inspections of the HACA Properties. This initial round of inspections was not completed until July or August 2016. The results of the inspections were abysmal. Of the 790 units inspected there were **2,498** City Code violations uncovered by inspectors. The initial inspection results for each of the 790 units are attached hereto as Exhibit F.

74. Each of the six HACA Properties inspected lacked the "Electric Hardwired Smoke Detectors" required by City Code of **all** rental units. Many of the battery powered smoke detectors required of HUD's lower inspection standard were not functioning.

75. Many of the City Code violations presented dangers to health and safety. Consistent with the City Code, the City **should have required HACA** to relocate tenants pending the correction of the dangerous conditions or to reimburse tenants for their costs related to securing adequate substitute housing. Even after it conducted the initial inspections, the City did not enforce its own Code requirements of revocation of the licenses or vacation of the HACA Properties.

76. After the initial inspection results were provided to HACA officials in the summer of 2016, the Housing Authority was provided with follow-up inspection dates for when the City would be back out for a second round of inspections. Some follow-up inspections were conducted, but **none of the six HACA Properties were ever fully and properly licensed.**

77. On September 12, 2016, the approximate time when the follow-up inspections were set to begin, Members of the HACA Board testified before the City Council. HACA Interim Director Richard Walton testified as follows:

Mr. Mayor I just wanted to comment a little bit about the City inspections. It went very well actually, and I want to say thank you and your staff. They worked very well with our staff. All of the inspections were completed by the end of our fiscal year, which was June 30th, to all properties but one, and that was Newtowne 20. That inspection was completed in August.

HACA, the Mayor, and the City Council maintained the appearance to the citizenry of Annapolis that the City inspections of the HACA properties had been completed, even going so far as to issue licenses to many of the units despite their continued

failed status and the pending follow-up inspections. The 2016 City inspections of the HACA Properties were **never fully completed**.

78. On February 13, 2017, members of the HACA Board testified before the City Council. Then HACA Board Member John Dillon testified as follows regarding the results of the inspections:

The buildings and structures, and I think we are all well aware of, are, for the most part ... past their useful life. For at least a decade or so we really stopped doing any plan of any major renovation or construction.

He went on to further clarify that “**as you well know**,” Eastport Terrace and Harbour House “**are shot**.” (Emphasis added).

79. On April 18, 2017, Beverly Wilbourn was introduced as HACA’s new Executive Director.

**HACA’s Presentation to the New Mayor and City Council on
February 26, 2018**

80. City elections were held in November 2017. Mayor Pantelides, who had emphasized during his reelection campaign that he was the “First Mayor to Inspect Public Housing,” was unseated by Gavin Buckley.

81. Mayor Buckley was sworn into office on December 7, 2017. At that time, the follow-up inspections for HACA properties were still in slow progress.

82. Mayor Buckley did not have a transition report dedicated to public housing. Despite the drastic change that had occurred three (3) years previously

with regard to City inspection policy as related to the HACA Properties, no mention was made in Mayor Buckley's transition reports to the status of inspections or the state of the public housing.

83. On February 26, 2018, HACA presented its Quarterly Report to the City Council. Mayor Buckley opened the meeting as follows:

We had a visit... for the first time in a long time the Mayor, the HACA Executive Director, the HACA Board Chair, and several representatives of the United States Department of Housing and Urban Development were around a table talking about the future of HACA. I want to thank Beverly for her leadership of HACA and her help to bring us all together to discuss the issues important to this community. I would also like to thank Sandra Chapman and the HACA board chair and for her leadership as well. There were several high-ranking leaders there including our region's administrator Joseph DeFelice, our division director Russell DeSouza, and Carol Payne, the director of HUD's Baltimore office. **And I can tell you it was a lovefest. We had a great great meeting. And at the end of the meeting, it was decided that they believe that HACA is in better shape than it has ever been.** There are currently no HUD restrictions on HACA, they have no major issues with HACA. The reports are right on target, and they are ready to support HACA with its initiatives. It was very clear to me that HUD credits Beverly Wilbourn with turning the agency around, and I am grateful for her leadership and hard work, we are lucky to have you Beverly, thank you so much.

(Emphasis added). The Mayor concluded his opening remarks by saying: "We cannot be a great community until we make a great community for everybody. Beverly [Wilbourn] believes in the mission of public housing, and it's going to be amazing when we are finished."

84. Director Wilbourn began her remarks by clarifying: “We can’t really have a strong housing authority without the full support of the City of Annapolis.”

85. Director Wilbourn then spoke about the various issues faced by HACA when it came to maintenance:

Let me be clear, I can’t do maintenance. I can’t get maintenance to get me away clear on properties that are 40, 50, in the case of Eastport Terrace 65 years old, and in need of major rehab. That is where redevelopment comes into play. And that is what we have RAD, that is what we have selected as the redevelopment tool... But the reality is, there is only so far we can get with maintenance. At a point real estate needs some capital infusion, some major system rehabs, changing out, renewal, even the layouts need to be changed some. Obsolescence comes into play. **And that’s where we are with probably about five of our developments.** And we are committed to taking that through so that we have in each of our communities, communities that all of us can be proud of.

(Emphasis added).

86. Mayor Buckley acknowledged at the meeting that the prior and current HACA Properties **in higher visibility areas have received funding**, but that the City has not invested in the other developments:

I just want to say that there are only 750 units [sic] that HACA are in charge of.... So if we look at the city and we see where problems are, its areas where we haven’t invested. So you see the areas where we have invested in ... Annapolis Gardens or Bloomsbury Square, **they don’t have the same issues in the areas that have been forgotten.** They haven’t been invested in in 50 or 60 years. We have to find the money and the apparatus to get them invested in so that we can move forward.

(Emphasis added).

87. Alderwoman Shaneka Henson explained some of the historical aspects of public housing in Annapolis to the HACA members and the City Council. Alderwoman Henson specifically acknowledged that the HACA Properties were home to the African American population that had been displaced through urban renewal:

Annapolis is a City where we had a concentration in our African American population concentrated in our Old 4th Ward area. After urban renewal came, then everyone was dispersed and then pushed out into these public housing neighborhoods. So for better or worse it is the unfortunate legacy that [all] some people have is just the public housing. People were not paid fair prices for their homes. People were not really given a fair deal when urban renewal came. So public housing was what they had left over. We live in a country that hasn't paid reparations. We haven't righted all the wrongs, but one of the apples in the basket was public housing, and this program forever changes that, and it will not be a true public housing anymore.

Alderwoman Henson sought here to highlight that the public/private partnership model would replace the public housing model **provided that** HACA's application for the various programs were accepted by HUD.

The Cooperation Agreement and The City's Violation of its Contractual Obligations to HACA's Residents

88. Alderwoman Finlayson's proposed legislation which would have relieved HACA's obligation as a landlord to pay for annual inspections of its rental properties was not the first effort to alleviate a perceived financial burden on HACA

without the Housing Authority having even made an affirmative public request for relief.

89. Maryland State Code allows for agreements between a state public body such as the City of Annapolis and housing authorities such as HACA. Referred to as “Cooperation Agreements,” these agreements make it possible for HACA to receive federal funds.

90. Under Maryland’s constitution and statutes, the low-rent housing developed by HACA with funding assistance from what is now known as HUD, is exempt from real and personal property taxes and special assessments. *See* Md. Code. Ann. Tax-Prop. §7-215. The Cooperation Agreement allowed the City to receive money from the Federal Government, but importantly, it also obligated HACA to make Payment in Lieu of Tax (“PILOT”) payments to the City on a regular basis.

91. Cooperation agreements and tax-exempt status are intended to go hand-in-hand as a protection for publicly owned low-income housing. The cooperation agreement is a contract between the local government and the housing authority that is intended to ensure that local governmental services will be provided to the housing in exchange for the PILOT payments.

92. The City of Annapolis entered a Cooperation Agreement with HACA on March 10, 1950. Subsequent amendments were made to that Cooperation

Agreement, with the most recent amendment having been approved by the City Council on February 6, 2009. The Cooperation Agreement details the special relationship between the City and HACA and outlines various obligations of the City for the benefit of HACA's residents.

93. Under the PILOT scheme devised, HACA is required to return to the City of Annapolis 10% of the rents it collects from its tenants annually or "the amount permitted to be paid by applicable state law in effect on the date such payment is made, whichever amount is the lower." In either event, the payments would never exceed the amount of real property taxes which would have been paid if the property were not exempt. Of the amount remitted to the City by HACA, 50% is to be distributed to Anne Arundel County.

94. Under the Agreement, the City was required to:

Furnish or cause to be furnished to [HACA] and the tenants of such Project public services and facilities of the same character and to the same extent as are furnished from time to time without cost or charge to other dwellings and inhabitants in the Local Government.

(Emphasis added). In other words, HACA was required to make the PILOT payments, and the City in return was to provide all the services for the residents of the HACA properties that it provided to all other members of the City in exchange for the property taxes paid by those residents.

95. In August 2018, Mayor Buckley introduced legislation (R-41-18) to supersede and void the Cooperation Agreement as amended, in its entirety. Under the proposed legislation, all HACA “obligations and liabilities under the Cooperation Agreements” were declared to “have been fully satisfied and discharged” even though the City acknowledged that it “**ha[d] not collected any payments under these agreements for years.**”⁶ (Emphasis added).

96. In addition to alleviating HACA of its prior debt which HACA owed to the City (50% of which was by extension owed to the County), the proposed legislation aimed to reduce HACA’s PILOT to \$1.00 annually. However, it was not just HACA that the City sought to benefit with this proposed legislation. As a bonus, the legislation would also apply to real property owned by HACA, but that was subject to contracts with third parties who were providing low-income housing to City residents. In other words, this legislation sought to alleviate the tax obligations of private companies that partnered with HACA to provide low-income housing. This allowed out-of-state vendors to come into the City, engage in qualifying operation, construction, or management of qualified low-income housing developments, and then not have to pay any local taxes or any payments for the services of its tenants.

⁶ See Exhibit G, Staff Report and Fiscal Impact Note, Resolution: R-41-18, Housing Authority of the City of Annapolis (HACA) – Payment in Lieu of Property Taxes (PILOT) Agreement, August 30, 2018.

97. The proposed legislation also failed to set out any obligations on the part of the City of Annapolis toward the residents of HACA properties that are addressed under the Cooperation Agreement, apparently alleviating the City of its responsibilities to HACA's tenants.

98. By excusing HACA from making the required PILOT payments to the City and County, by excusing HACA from paying the fees associated with licensure, and by excusing HACA from adhering to the same building code standards as other landlords in the City of Annapolis, the City has been, and continues to be, complicit in furthering the sub-standard conditions in which the residents of HACA properties find themselves and for which they have no avenue for recourse.

99. The proposed legislation of R-41-18 is illustrative of the reality that City officials, perceive HACA as an extension of the City itself. HACA and the City hold themselves out as independent entities, but their singular operation further highlights the disparate treatment of the tenants of the HACA Properties as compared to the tenants of all other rental properties in the City.

100. The Cooperation Agreement is a Contract between the City and HACA, made for the express benefit of the tenants of HACA Properties and the taxpayers. The failure of the City to enforce that Contract has for years caused significant harm to all concerned parties.

The Mayor, The City Council, and HACA Officials Agreed to Halt Inspections and to Suspend Indefinitely the Enforcement of the City Code on HACA's Properties

101. Upon information and belief, Director Wilbourn and others at HACA approached the City and requested that the City of Annapolis no longer enforce the City Code on the HACA Properties.

102. Upon information and belief, Director Wilbourn and others at HACA advised the City that HACA could not pay for the annual inspection fees required of landlords by the City Code.

103. Upon information and belief, Director Wilbourn and others at HACA requested that Mayor Buckley prevent the City Inspectors from responding to complaints received by tenants residing in the HACA Properties.

104. Upon information and belief, Director Wilbourn and others at HACA requested that Mayor Buckley direct the City Inspector's Office to forward any complaints received by tenants residing in the HACA Properties to the HACA property managers themselves instead of responding in the City's own capacity through the City Inspector's Office.

105. Upon information and belief, at some point during 2018, Mayor Buckley, the Aldermen and Alderwomen of the City Council, Director Wilbourn, and/or other officials at HACA conspired to suspend City inspections of the HACA Properties.

Changes to the HACA Properties and Management Under Director Wilbourn

106. In July of 2018, HACA reported to the City that its fiscal year ending June 30, 2018 reflected a net income surplus that increased from \$92,059 in 2017 to \$537,900. This surplus was tremendous as compared to HACA’s budget numbers in the preceding five years. HACA officials attributed this to **increased rent enforcement on its public housing tenants and decreased spending on maintenance.**

107. Mayor Buckley and the City Council praised Director Wilbourn and her staff profusely for the financial shift. Alderwoman Finlayson stated: “You are to be congratulated on this report.” Alderwoman Tierney described the jump in revenues as “remarkable.”

108. However, Alderman Savage pointed out that HACA’s financials reflected that despite the previous leadership having budgeted \$1 million for “resident services,” under Director Wilbourn’s leadership, she and her HACA staff had cut down the “resident services” for the 2017-2018 fiscal year to only \$400,000. **HACA spent \$600,000 less than budgeted** for residential services.

109. When asked about residential services, Director Wilbourn explained that given the cuts from the federal government, they were no longer funded for “residential services,” but only for “bricks and mortar.” This was Director Wilbourn’s interpretation of the funding, and **not a specific direction from HUD.**

110. Based on HACA's reported financials presented in July 2018, as well as Director Wilbourn's conduct that year, the Mayor and City Council were on notice that Director Wilbourn and the HACA staff had increased efforts to increase its income flow by aggressively seeking, often without affording tenants with proper due process, payments from residents under threat of eviction, demanded that the City not inspect the properties, and decreased services it had previously budgeted and provided for its residents.

111. Director Wilbourn acknowledged in the July 2018 testimony before the City Council that, indeed, it was the fact that Mayor Buckley and the City Council were so willing to work with HACA that made the extra funds available:

It has been a sea-change, it really has, **in working very closely with the City** and the administration and council members to say, **hey, this is all I've got**. This is where mine is going. **I can bridge, but I need some wrap around services from other folks** getting some money, because my funding really is housing.

(Emphasis added).

112. By foregoing their legal obligation to inspect and license HACA's properties as required by the City Code and State Law, Mayor Buckley and the City Council knowingly enabled Director Wilbourn to decrease the quality standard of housing and services to HACA residents.

113. Once the City officials stopped carrying out their legal obligation to evenly enforce City Code on HACA, they stepped up their praise of Director

Wilbourn. To close the July 2018 meeting, Mayor Buckley expressed: “Thank you so much for making our City better, we really appreciate all of this.”

The HACA Properties Continue their Downward Spiral

114. Newtowne Twenty has been in a “near-demolition” status for half a decade. In 2015, then HACA Executive Director Vincent Leggett was asked why there was such a deficit with regard to Newtowne 20. He responded as follows:

Why continue to put tens and twenties and hundreds of thousands of dollars into Newtowne 20 when it might end up in the county landfill? And so we are **trying to keep it operational enough**. And HUD has a process called demolition and disposition that once we move the pre-development work along a little further, HUD will not hold a lack of occupancy against our scoring or our funding. So that’s what we are really trying to do. So that’s what it is, it’s just not throwing off the rent. They have gas lines, water lines, high maintenance, so that’s really part of it, it’s not fully occupied.

(Emphasis added).

In other words, once the application was accepted, Newtowne 20 could be demolished. Director Leggett closed by explaining that, regarding Newtowne 20, “the physical plant is collapsing on us.” That application is still pending five (5) years later.

115. In August 2018 the Newtowne 20 residents were without power or with only partial power for days when the aging electrical infrastructure suffered an outage that required Baltimore Gas and Electric to spend time locating an antiquated replacement part. The Salvation Army responded to provide meals, and the City

opened the Pip Moyer Recreation Center as a “cooling zone” due to the significant summer heat.

116. The HACA Properties as a whole, and specifically Newtowne 20, have continued their decline. In a January 2019 city council meeting, Director Wilbourn explained to the Mayor and City Council that Newtowne Twenty is so old that it has gotten to the point where they simply can’t patch it anymore, and they must redevelop the property.

The impetus for RAD was the continually deferred maintenance and deteriorating condition of public housing nationally, and Newtowne is in that place. Newtowne was built in 1971. I don’t know the history, but I haven’t seen any indications of major capital placed into it. That is why we have a fragile electrical system. It’s those kinds of things that you can’t patch anymore, that you have to move out to redevelop. So we are providing the safe and sanitary housing in Newtowne in operable condition. And we are trying to move as quickly as possible to empty out the units, and we think that will happen in August of this year.

Despite these representations, no additional federal funds have been allocated, and these properties continue to degrade.

117. One month prior to those comments, on December 6, 2018, The Capital Gazette reported then Speaker Mike Busch had conducted a walk-through of the Newtowne 20 development. He was quoted as follows: “I don’t really know how people live in that housing,” Busch said. “It is by far in my estimation **the greatest challenge in the county.**” (Emphasis added).

118. Despite this grounded assessment by Speaker Busch, just weeks later, at the same January 2019 meeting, well after she, the Mayor, and other members of the City Council had agreed to refuse further enforcement of the City Code on HACA, Alderwoman Henson expressed her view of Director Wilbourn and her actions as they related to Newtowne 20:

Can I just commend your leadership and the board's support for you on that. It would have been really easy to feel like something new is coming just around the corner and to not do all the efforts that you all did to make sure that the residents who are there now have a safe place to live. To go into the vacant units, to listen to people's concerns like that is ... and to put the resources there when you knew it was something that you were going to demolish. It really shows your commitment to the quality of life of the residents. So for whatever it's worth I just want to commend you for that.

Alderwoman Henson's comments belie reality. Her praise reflects the City's recklessly deliberate indifference to the actual status of the properties and the danger it poses to the tenant residents of the City. Her description patently misrepresents the dire conditions of the HACA Properties, and only represents what she, the Mayor, and City Council want the public to believe about the public housing in Annapolis, thus maintaining the status quo.

The Mayor and City Council are Aware of Continuing Violations of City Code and Have Not Only Ignored the Violations But Have Taken Affirmative Steps to Avoid Enforcement of the City Code on HACA

119. On February 27, 2019 and March 4, 2019, the Senior Inspector of the City of Annapolis was provided notice of alleged violations of the City Code on HACA Properties by representatives of Plaintiffs Ms. Smith and Ms. Clark.

120. Consistent with the City's new policy pertaining to HACA properties, the Senior Inspector **did not respond** to the properties to inspect the alleged violations.

121. The central complaint by Ms. Smith and Ms. Clark to HACA was related to mold and moisture, as well as filth in the ventilation systems of their apartments that were affecting the air quality due to years of failed maintenance by HACA. Specifically, Ms. Smith and Ms. Clark complained, and **as was confirmed by a certified industrial hygienist**, that the Housing Authority had fraudulently and negligently covered up mold that was present in their shared attic, by simply **sealing the attic shut**. Furthermore, it was alleged that the mold was caused by an ongoing roof leak, and that not only did the leak need to be stopped at its source, but to make the apartment suitable for occupancy, the attic also needed to be professionally remediated.

122. The ventilation ducts which were on separate loops within the apartments, and therefore independent of one another, nevertheless had nearly identical characteristics. Neither appears to have been cleaned at any time since the buildings were erected in 1971:



Figure 2 - Apartment 813 A Ventilation Duct



Figure 3 - Apartment 813 B Ventilation Duct

123. In response, HACA personnel blamed Ms. Smith and Ms. Clark for failing to clean their home and failing to properly use their ventilation systems in the home, specifically in the bathroom where humidity and moisture collects on the walls as a result of normal use.

124. Ms. Smith presented a letter from her doctor explaining her condition: “She has had testing that shows she has an allergy to mold and dust. She has severe symptoms related to this allergy and it [was] worsening a severe medical condition.”

125. Based on these reports, the Senior City Inspector advised HACA of the appropriate way to remediate the mold, but given the restrictions placed on her by Mayor Buckley, the City Council, and/or their agents, she could only recommend to HACA the appropriate course of action based on how the City enforces its Code on all of the other landlords in the City.

126. On February 27, 2019 regarding the apartment of Ms. Smith, the Senior Inspector provided the following notice to Director Wilbourn and other senior HACA personnel:

I have received the attached reports of mold in the above referenced unit which is located in Newtowne Twenty (HACA) properties.⁷

⁷ It is worth noting that the Senior Inspector for the City specifically refers to Newtowne Twenty as “(HACA) properties.” The indication of a specific landlord otherwise licensed in the City would not require such identification except when, as here, that landlord is going to be treated differently by the City.

Based on the report, **I would recommend having resident relocated**, hire a licensed accredited mold remediation company to perform the work and then have the unit re-tested to clear of any further mold spores before having resident move back in to the unit.

If you have any further questions, please don't hesitate to contact our office.

(Emphasis added). As reflected in this email, it is the policy of the City to require landlords to relocate tenants when hazardous conditions exist within the rented apartment.

127. On March 4, 2019, regarding the shared attic of Ms. Smith and Ms. Clark, the Senior Inspector provided the following notice to Director Wilbourn and other senior HACA personnel:

I have received the air quality samples for this attic area (same sampling since a shared space above both units) for both 813-A & B Betsy Ct. I would suggest that the mold remediation be conducted in the attic area as well since this is the highest levels.

If you have any questions, please don't hesitate to contact me.

This requirement to remediate the mold in the attic was **never** followed by HACA.

128. On February 18, 2019, March 1, 2019, March 6, 2019, March 14, 2019, March 15, 2019, and again on March 20, 2019, Mayor Buckley, his staff, and the City Council were again placed on notice of the ongoing violations of the City Code and the failure of the City Inspector to take action, and were aware at that time that residents of the HACA Properties had requested the City respond to the Properties.

129. The City’s website reflects that on March 5, 2018, just days after Ms. Clark and Ms. Smith sought the assistance of the City regarding their apartments, and **after** Mayor Buckley had been placed on notice of the alleged violations of the City Code, the City created a “file” on their website titled “Discussion on MOLD in Housing Authority Properties.” This “file” reflected the scheduling of a meeting of the Mayor and City Council on March 21, 2019.

130. On March 21, 2019, at the request of the Mayor and the City Council, Dr. Clifford Mitchell, the Director of the Environmental Health Bureau at the Maryland Department of Health was summoned to City Hall to speak before the Council. Seemingly unaware of why he was there, he explained that “he was asked basically to come and talk about mold.”

131. He spoke to the City Council for approximately one hour about the various types of mold, air quality in indoor spaces, and the dangers to persons who are sensitized to mold exposure. At the conclusion, the Mayor and Council Members asked questions and made comments.

132. Dr. Mitchell explained the dangers of failing to hire professional mold remediaters to abate mold conditions and stressed that once mold is discovered it needs to be remediated professionally. HACA has repeatedly failed to properly remediate mold and other hazardous conditions present on their properties.

133. The Mayor and City Council were aware of the allegations Ms. Smith and Ms. Clark had made regarding mold and air quality issues in their apartments. HACA management, to include Director Wilbourn, responded directly to representatives of Ms. Smith and Ms. Clark, and the Mayor and City Council were aware of those HACA responses.

134. Instead of following their procedure to inspect the property, the Mayor and City Council called the March 21, 2019 meeting to talk about the alleged violations that neither they nor their Senior Inspector had ever actually observed or inspected.

135. It is the **policy and practice** of Mayor Buckley and the City Council **to refuse** to enforce on the Housing Authority the same standard that is enforced on every other landlord in the City of Annapolis by administering the City Code evenly regardless of the race of the tenants.

136. The certified industrial hygienist hired by Ms. Smith to inspect her apartment confirmed that the mold in the bathroom ceiling was directly related to the mold that had formed in the attic above, and was the result of a leak in the roof. At the time of the March 21, 2019 meeting, Mayor Buckley and the City Council had received copies of the correspondence from Ms. Smith's representatives which included the photos in **Figure 4, 5, and 6 below**.



Figure 4 – Mold on the Bathroom Ceiling of the Smith Apartment



Figure 5 – Mold on the Bathroom Ceiling of the Smith Apartment



Figure 6 – Black Mold in the Attic immediately above the Bathroom Ceiling that was not remediated, but instead sealed into the Attic in the Smith Apartment days after this photo was taken.

137. In March 2019, Mayor Buckley, as well as the rest of the City Council, were on notice of the mold, air quality, and ventilation issues found in the Smith and Clark apartments. The Mayor and City Council were aware that HACA:

- a. Had refused to remediate the toxic levels of mold found in the attic with professional remediaters;
- b. Had simply sealed the mold into the attic, an action that failed to address the ongoing significant danger to health and safety of the Smith and Clark families;

- c. Had threatened the Smith and Clark families with criminal trespass if they entered their attic spaces which were in fact a part of the Smith and Clark apartments according to their leases as well as HUD regulations;
- d. Had refused to correct the source of the moisture which caused the mold in the first place; and
- e. Had refused to clean the ventilation ducts which were contributing to the hazardous air quality.

138. These actions were in direct contravention of what Dr. Mitchell had recommended, yet Mayor Buckley and the City Council took no further action to enforce the City Code or to mitigate the health and safety dangers created through HACA's actions.

139. Mayor Buckley concluded the March 21, 2019 meeting by further confirming that HACA had dictated to the City how it would handle the mold issues, instead of holding HACA to the same standard that the City holds the rest of its landlords:

So, **our housing authority is telling us** as soon as they find an incident, or as soon as it is reported, they go to its source, mitigate the moisture, let it dry, and that's how they treat it, they treat it sectionally. So, and then they say, it reoccurs in the bathroom.

So, how many people in this group, put your hand up if you have mold in your bathroom. [Mayor and one other raise hands. Laughing.] Just us two? Us three? Geez. Alright. So, thank you Mr. Mitchell, when is your next convention? I want to come party with you guys.

(Emphasis added).

140. Neither the Mayor, the City Council, nor the City Inspector ever responded to the Smith and Clark properties to enforce the standards of the Annapolis City Code on the Housing Authority.

Annapolis Receives Community Development Block Grants (“CDBG”) – CDBG Anti-Discrimination Certification and Regulatory Obligations

141. For decades, Annapolis has been a recipient of millions of dollars in federal CDBG funds for low and moderate-income benefit, including housing in the City, among other purposes. CDBG is one of many federal community planning and development grant programs in which Annapolis participates.

142. One of the stated goals of planning and development programs, including CDBG, is “to develop viable urban communities by providing decent housing and a suitable living environment and expanding economic opportunities principally for low- and moderate-income persons.” 24 C.F.R. § 91.1 (a)(1). “Decent housing includes … increasing the availability of permanent **housing in standard condition** and affordable cost to low-income and moderate-income families, particularly to members of disadvantaged minorities, without discrimination on the basis of race, color, religion, sex, national origin, familial status, or disability.” 24 C.F.R. § 91.1 (a)(1)(i) (emphasis added).. The U.S. Congress explained further that “[a] suitable living environment includes … reducing the isolation of income groups within a community or geographical area

through the spatial deconcentration of housing opportunities for persons of lower income and the revitalization of deteriorating or deteriorated neighborhoods....” 24 C.F.R. § 91.1 (a)(1)(ii).

143. Despite U.S. Congressional goals of using federal CDBG funds to develop and increase “the availability of permanent housing in standard condition,” to citizens of Annapolis who are “members of disadvantaged minorities, without discrimination on the basis of race, color, religion, sex, national origin, familial status, or disability,” the City of Annapolis has adopted policies that are in direct contradiction to those federally-stated goals. By refusing to inspect the HACA Properties, Mayor Buckley and the City Council have adopted a policy of racial discrimination against a protected class of Annapolis citizens.

144. Since the actions were undertaken by the City to destroy the Old 4th Ward Community, there has been a near constant policy – spoken and unspoken – to perpetuate the racial segregation of the citizens of Annapolis. Mayor Buckley and the City Council have reinforced the City’s dedication to further undermining the goals of the U.S. Congress by, among other actions and inactions, refusing to take affirmative steps to redevelop the aging public housing infrastructure that is currently in place, and instead allowing the besieged Housing Authority to flounder, and its residents to suffer the consequences.

145. As a condition of payment and receipt of CDBG funds, Annapolis provides HUD annual written certifications including Annapolis’ “Specific CDBG Certifications,” which include a certification that the City’s policies and actions will be in “Compliance with anti-discrimination laws.” That certification of the City of Annapolis includes the following language:

Compliance With Anti-discrimination laws – The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d), the Fair Housing Act (42 U.S.C. 3601-3619), and implementing regulations.

146. Congress has provided HUD with authority to administer the FHA, including authority to issue regulations interpreting the Act. 42 U.S.C. §§ 3608(a).

147. HUD’s regulations provide that, “[a] practice has a discriminatory effect where it actually or **predictably results in a disparate impact** on a group of persons or creates, increases, reinforces, or perpetuates segregated housing patterns because of race, color, religion, sex, handicap, familial status, or national origin.” 24 C.F.R. § 100.500 (emphasis added).

148. HUD’s *disparate impact* rule applies to individuals, businesses, and government entities, and applies here to both the City of Annapolis and HACA.

The City’s Affirmative Duty to Further Fair Housing

149. As a yearly recipient of CDBG funding and by its execution of “Local Grantee Certification” to HUD, Annapolis consents annually to a mandatory duty to “affirmatively further fair housing” in the City (hereinafter “AFFH duty”).

150. As a recipient of CDBG funds, the AFFH duty of the City of Annapolis requires the City to:

- a. conduct an analysis of impediments to fair housing choice;
- b. take appropriate actions to overcome the effects of impediments identified through that analysis; and
- c. maintain records reflecting the analysis and actions.

24 C.F.R. Part 91, Exhibit H, 1-2, HUD's Fair Housing Planning Guide ("FHPG").⁸

HUD's "Basically CDBG" Course Training Manual for Annapolis

151. For the past twelve (12) years, HUD has annually provided Annapolis with a "Basically CDBG" Course Training Manual (hereinafter, "CDBG Manual") to assist the City in administering the CDBG program. The latest version of the CDBG Manual was published in July 2012.

152. HUD's CDBG Manual, Section 19.2.1 states, "To be in compliance, the grantee must adhere to all the basic tenets of fair housing and equal opportunity regulations. To demonstrate support for ensuring these tenets, grantees must endorse in attitude and deed all regulations for fairness in the provision of CDBG funded programs and projects." Exhibit I, p. 19-1.

⁸ The full FHPG can be found at the following web address:
<https://www.hud.gov/sites/documents/FHPG.PDF>

153. HUD's CDBG Manual Section 19.1.1 states:

Grantees should be aware that fair housing provisions apply to the locality as a whole and not just those activities that are CDBG funded; and that implementing fair housing activities is an essential part of the CDBG responsibilities. **No person shall be subjected to discrimination because of: race, color, religion, sex, disability, age, familial status, or national origin.**

Fair housing actions should increase housing opportunities and affirmatively promote fair housing throughout the entire housing market at all income levels. **These activities may include independent actions by the grantee** or cooperative ventures with housing related industries, such as mortgage lenders, home builders, and local non-profits working in housing. **The grantee is expected to take progressive actions to further fair housing with each CDBG project.**

Exhibit I, p. 19-6 (emphasis added).

154. HACA is a recipient of CDBG funding through the City's grant. The City's failure to enforce its Code on HACA has subjected the HACA property tenants to racial discrimination in violation of HUD requirements for entities that received CDBG funds.

155. In order to receive CDBG funds, the City is required to affirmatively act, which in the present case requires "independent actions" by the City with housing related industries to redevelop the neglected HACA properties.

HUD's Fair Housing Planning Guide Provided to Annapolis

156. Since 1996, Annapolis has had knowledge of and access to HUD's FHPG which provides information to federal Entitlement Jurisdictions like Annapolis on how the City may take steps to affirmatively further fair housing.

157. The FHPG provides that an “analysis of impediments to fair housing choice” (“AI”) involves “[a]n assessment of conditions, both public and private, affecting fair housing choice for all protected classes.” Initially in 2006, and then again in 2015, the City submitted an Analysis of Impediments Report (“AI Report”) to HUD officials.

158. The 2006 AI Report identified Impediment No. 6 as follows:

There is overlap between census tracts containing high percentages of low-income households and large numbers of members of the protected classes indicating that the **lack of affordable housing has a disproportionate impact** to members of the protected classes making their affordability problem a fair housing problem.

(Emphasis added). Since this was acknowledged by the City in 2006, little has changed.

159. Nearly a decade later, Mayor Pantelides and the City Council submitted their 2015 AI Report, which included critical census data that identified significant segregation within the City and confirmed that little had been done to address these very significant issues. The 2015 AI Report provided: “In response to the

dissimilarity, isolation, and exposure data, the City will continue to incorporate strategies to address segregation and encourage diversity across the region.”

To Receive HUD CDBG Annual Funding the City of Annapolis Falsely Represented to HUD that the City Code is Enforced on the HACA Properties

160. As mandated by HUD, in order to receive federal CDBG funding, the City is required to file annually a Consolidated Annual Performance and Evaluation Report (“CAPER”).

161. The purpose of the CAPER is to report the City’s success in meeting the housing and community development goals and objectives contained in its Five-Year Consolidated Housing and Community Development Plan (the “Five-Year Plan”), and to report on the prior fiscal year’s successes in meeting those goals.

162. The last Five-Year Plan was submitted on May 15, 2015. In that plan, submitted by Mayor Pantelides one year prior to the commencement of HACA Property inspections, the Mayor certified the following:

Because the City licenses and inspects **all rental units (except HACA properties) annually**, most of the rental units are considered in good repair. Specifically, all Section 8 properties are inspected twice; since both the City and HACA inspect the Section 8, existing and project-based units. Thus, the City’s affordable housing stock is generally considered not to be substandard in nature.

(Emphasis added).

163. As discussed *supra*, Mayor Pantelides was the first Mayor to enforce City Code on the HACA Properties. As a result, when the City submitted its CAPER

in 2016 and 2017, the language reflected that change, and the “(except HACA properties)” language was removed.

164. As discussed *supra*, Mayor Buckley, with the agreement of Director Wibourn and the City Council, reversed Mayor Pantelides policy. However, when the Mayor and City Council submitted their 2018 CAPER on September 28, 2018, they falsely reported as follows:

Because the City licenses and inspects all rental units annually, most of the rental units are considered in standard condition. All Section 8 properties are inspected twice; since both the City and the Housing Authority inspect the Section 8, existing and project-based units and **all public housing units are inspected both by the City and HACA**. Thus, the City’s affordable housing stock is generally considered not to be substandard in nature.

(Emphasis added). This statement is misleading for at least two reasons. First, as discussed extensively *supra*, the City does not license or inspect any of the HACA Properties, and in fact, **all of the HACA Properties are unlicensed at this time**. Second, regarding the public housing apartments in the HACA Properties, **neither the City nor HACA** inspects all of these apartments annually. During the spring of 2018, HACA defunded or otherwise removed its full-time inspector on staff. The HACA properties are only visited by HACA staff when maintenance complaints are received from tenants, if ever.

165. HUD’s inspection of the HACA Properties affect a maximum of 20% of the HACA apartments in total, and HACA has up to four (4) months of advanced

notice to ensure those apartments are prepared for the inspection. Additionally, and as discussed *supra* and acknowledged by the City, the HUD inspections are held to a significantly lower standard than those conducted by the City Inspector.

Demographic Context and Disparate Impact

166. The Housing Authority of the City of Annapolis has six low-income housing properties: Bloomsbury Square; Harbour House; Newtowne Twenty; Eastport Terrace; Robinwood; and Morris H. Blum Senior Apartments. As its name indicates, Morris H. Blum Senior Apartments is restricted primarily to older persons.

167. Racial composition of these low-income housing developments is not directly available from public sources, but the racial composition of the Census block (the immediate neighborhood) where each property is located can be determined from the 2010 Census. The Census blocks for each of the six low-income housing properties are identified using the street addresses listed by the Housing Authority of the City of Annapolis. The Census Bureau's American FactFinder street address function identifies Census blocks based on street addresses.

168. Five of the Housing Authority properties are located in majority Black Census blocks. Three of the Housing Authority properties (Bloomsbury Square, Newtowne Twenty, and Robinwood) are in blocks where **more than 90% of residents are Black**. Whites comprise 58.9% of the residents in the block where

the Morris H. Blum Senior Apartments is located, 16.3% of the residents are Black and 21.3% of the residents are Latino.⁹ This is the only Housing Authority property designated for seniors, and the only Housing Authority property located in a majority White Census block.

169. The six Housing Authority properties are in blocks where Blacks comprise 67.5% of the residents, Whites comprise 22.6% of the residents, and Latinos comprise 5.7% of the residents. In contrast, in the City of Annapolis as a whole, Whites accounted for 53.5% of residents, Blacks accounted for 25.7% of residents, and Latinos accounted for 16.8% of residents. Residents of the six Housing Authority properties are disproportionately Black. The proportion of Black residents in these properties is 2.6 times greater than the proportion of Black residents in the City of Annapolis.

170. The five Housing Authority properties **not** designated as senior housing are in blocks where Blacks comprise 71.5% of the residents, Whites comprise 19.7% of the residents, and Latinos comprise 4.4% of the residents. As noted above, Whites accounted for 53.5% of residents in the City of Annapolis, Blacks accounted for 25.7% of residents, and Latinos accounted for 16.8% of residents. Residents of the five Housing Authority properties not designated as senior housing are disproportionately Black. The proportion of Black residents in the neighborhoods

⁹ White refers to Non-Hispanic Whites.

where these properties are located is 2.8 times greater than the proportion of Black residents in the City of Annapolis.

171. *The City of Annapolis Five Year Consolidated Housing and Community Development Plan Federal Fiscal Year 2015-2019* identifies the racial distribution of residents in the public housing properties. Of the 831 public housing units,¹⁰ 759 (91.3%) were identified as occupied by Blacks and 58 (7.0%) were occupied by Whites.¹¹ A separate table reports 20 Hispanic residents.¹² The race of the Hispanic residents is not reported. This report was submitted in May 2015, so these numbers presumably represent the public housing population in 2015. In 2010, Whites accounted for 53.5% of residents in the City of Annapolis, Blacks accounted for 25.7% of residents, and Latinos accounted for 16.8% of residents. Based on the City's report and the 2010 Census data, the proportion of Black residents in these properties is 3.6 times greater than the proportion of Black residents in the City of Annapolis.

¹⁰ This figure of 831 public housing units references the additional HACA units which are located outside of the HACA managed properties in other public/private developments, and incipiently, are inspected by the City.

¹¹ Table 24, *The City of Annapolis Five Year Consolidated Housing and Community Development Plan Federal Fiscal Year 2015-2019*.

¹² Table 25, *The City of Annapolis Five Year Consolidated Housing and Community Development Plan Federal Fiscal Year 2015-2019*.

Harm to Plaintiffs

General Harm to All Plaintiffs

172. All the Plaintiffs have suffered harm in this case. Each of the Plaintiffs to a varying degree has suffered the loss of personal property that was ruined by water or sewage intrusion due to structural failures, mold, or other actions or inactions of HACA or City personnel.

173. When dealing with HACA, at no point has any Plaintiff been offered the opportunity to be relocated into an apartment that was deemed safe for habitation by the City of Annapolis or that is currently licensed by the City.

The Smith Family

174. Prior to living at her present address of 813 Betsy Court, Apt. B, in Newtowne 20, Ms. Smith and her three minor children lived at 1125 Madison Street, Apt. B3, in Harbour House. During the winter 2015 and spring 2016, Ms. Smith discovered water seeping into the corner of her bedroom from a leak in the foundation and wall outside of the apartment. She also discovered raw sewage leaking into her bathroom from the apartment above.

175. The moisture from the leaks led to significant mold growth behind the walls and ceilings of the bedroom and bathroom of the apartment. Despite numerous complaints to HACA about the presence of the water and mold, HACA refused to hire a professional mold remediation company to remediate the mold, but instead

simply wiped the mold away with bleach, and directed Ms. Smith to do the same if the mold returned.

176. Between May 16 and May 19, 2016, the City inspectors completed their initial inspections of the Harbor House development. During that inspection, the City found multiple violations of the City Code. The apartment did not have any of the AC powered smoke detectors required by the City Code.

177. The City inspectors failed HACA on the May 2016 inspection but did not require the relocation of Ms. Smith and her family at that time and issued the rental license to HACA despite the failures.

178. One month later, in June 2016, an attorney for Ms. Smith contacted HACA and advised them of the presence of toxic mold in the air at Ms. Smith's apartment. HACA **refused to act** to remediate the mold.

179. In August 2016, the attorney for Ms. Smith contacted the City's Senior Property Maintenance Inspector Mary E. Emrick. As a result of the correspondence, a follow-up inspection was conducted of Ms. Smith's apartment. During that inspection on August 3, 2016, HACA was cited for numerous additional violations of the City code, including the presence of mold and sewage leaking through **the ceiling** of the Smith bathroom, which was located on the basement floor. As a result of this August 2016 inspection, the City issued a Notice of Inspection that provided HACA 30 days to fix the violations. In accordance with City policy, the City

Inspector directed HACA to relocate Ms. Smith and her family for the duration of the remediation. *See Exhibit J.*

180. Instead of relocating the Smith family temporarily, shortly after the receipt of the notice, the Smith family was moved to an entirely different development, where they continue to reside currently at 813 Betsy Court in Newtwone 20.

181. Later in 2016, and as discussed *infra*, Plaintiff Tiamani Johns and her infant son were moved into the Smith's old apartment at Harbour House.

182. Shortly after moving into the Newtwone 20 apartment, Ms. Smith complained to HACA maintenance staff regarding mold in the new apartment as well. The mold growth was constantly reappearing in the upstairs bathroom. Maintenance would arrive after calls, and simply state that the mold growth was Ms. Smith's fault because she did not use the ventilation system in the apartment to control the moisture.

183. Ms. Smith retained a certified industrial hygienist to conduct air quality tests of the apartment and the attic directly above the bathroom. The testing revealed high concentrations of toxic mold present in the air in both the living space of the apartment, as well as the attic. Some of the highest and most dangerous types of mold discovered in the apartment were in the attic.

184. Ms. Smith's children have each on several occasions suffered nose bleeds and headaches as a result of exposure to the conditions of the apartment. Ms. Smith herself had significant health issues since moving into the apartment to include breathing difficulties related to her asthma. She advised HACA of these medical problems, but they refused to move her to an apartment that is inspected by the City.

185. In February 2019, Ms. Smith put HACA on notice of the mold present in the apartment. She also made the City Inspector's office aware of the mold as well, but as discussed *supra*, unlike its response in 2016 which subjected HACA to further inspections and forced HACA to act for the benefit of the tenants, the City's new policy prevented the City Inspector from enforcing the City Code on the Housing Authority. As a landlord, HACA was then permitted to respond as it desired, instead of being held to the standard of all other landlords in the City.

186. HACA chose to ignore the City's guidelines regarding remediation of mold. After confirming the mold presence in the attic, HACA's maintenance personnel used caulk to seal the wood hatch to the attic shut. In doing so, HACA personnel threatened Ms. Smith that if she accessed her attic – the space directly above her bathroom – she would be guilty of trespass.

187. Pursuant to HUD regulations as well as Ms. Smith's lease, she had the right to access the attic crawl space.

188. During the time period while HACA's personnel and contractors were making these alterations to her apartment, HACA relocated the family to a hotel. The family lived in the hotel for nearly a month during the school year, with no access to the children's school transportation. The children missed some days of school during this time period. Additionally, Ms. Smith, who had recently begun a new job, was forced to quit or be fired as a result of the difficulties related to the sudden relocation and the transportation difficulties faced by her children.

189. Ms. Smith and her children's mental and physical health have been greatly affected by the failures of both HACA and the City, and those failures have caused them significant damage.

190. Ms. Smith and her family live in an unlicensed rental apartment, and no effort has ever been made by the City to advise her that the apartment is not licensed. Despite HACA having failed the 2016 inspection, she and her family were never relocated from the home in accordance with the requirement of the City Policy at the time.

The Clark Family

191. Ms. Clark and her two minor children live at 813 Betsy Court, Apartment A, in the apartment immediately adjoining the Smith family home.

192. In 2017, Ms. Clark's oldest son suffered an accident. As a result of the accident, he was forced to spend significant time in recovery at home. However, the

mold and moisture presence in the home was so great, that he could not stay at the Newtowne 20 residence, the Clark family was forced to live elsewhere for approximately six months while he recovered.

193. HACA was on notice of the terrible condition of the apartment during this time when the family was forced to live elsewhere.

194. During their time living at the Newtowne 20 apartment, the family has been plagued by plumbing and sewage leaks behind the walls. On three (3) separate occasions, the ceiling on the first floor below the bathroom collapsed due to leakage from the bathroom.

195. During the last City inspection of the property in June 2016, it was also discovered that the property did not have adequate smoke detectors as required by City Code. In fact, two of the bedrooms had no working smoke detectors at all, and the apartment did not have any of the AC powered detectors required by the City Code. It was discovered that the electrical outlets in the kitchen were not properly grounded which presented a serious safety risk. However, the City did not enforce the City Code on HACA as it does other landlords, and instead of requiring HACA to relocate the Clark family, they were left in the home with the violations unfixed. To date, the apartment still does not have the smoke detectors required by City Code.

196. The Smith and Clark apartments share the same attic. In March 2019, Ms. Clark put HACA and the City on notice that she too had hired a certified

industrial hygienist to test her apartment. Ms. Clark, along with Ms. Smith, also provided the City and HACA with photographs of the ventilation system in their homes, which are reflected in Figures 2 and 3 *supra*.

197. As with Ms. Smith's apartment, and as a direct result of the City policy not to inspect HACA properties, the City refused to respond to inspect Ms. Clark's apartment and enforce the City Code on HACA as a landlord.

198. Ms. Clark and her children's mental and physical health have been greatly affected by the failures of both HACA and the City, and those failures have caused them significant damage.

199. Ms. Clark and her family live in an unlicensed rental apartment, and no effort has ever been made by the City to advise her that the apartment is not licensed. Despite HACA having failed the 2016 inspection, she and her family were never relocated from the home in accordance with the requirement of the City Policy at the time.

The Johns Family

200. Ms. Johns and her son live at 1125 Madison Street, Apartment B3 in Harbour House, and as indicated *supra*, Ms. Johns was moved into this apartment just months after the Smith family was relocated.

201. Ms. Johns has made numerous complaints to HACA regarding the continued presence of mold in her apartment.

202. Ms. Johns has also contacted the City regarding the mold in her home however, the City refused to respond to inspect Ms. Johns' apartment and enforce the City Code on HACA as a landlord and only forwarded Ms. Johns' complaint on to HACA.

203. Ms. Johns and her child's mental and physical health have been greatly affected by the failures of both HACA and the City, and those failures have caused them significant damage.

204. Ms. Johns and her family live in an unlicensed rental apartment, and no effort has ever been made by the City to advise her that the apartment is not licensed.

The Holliday Family

205. Ms. Holliday and her three (3) minor children live at 808 Brooke Court, Apartment B, at Newtowne 20, where she has resided since 2017.

206. Brooke Court is located approximately 200 yards from Betsy Court which is also located in Newtowne 20. Prior to 2017, Ms. Holliday lived at 804 Betsy Court, Apartment C. This was a basement level apartment.

207. In the June 2016 inspection of 804 Betsy Court, where Ms. Holliday was living at the time, the City Inspector discovered a number of violations in the apartment. The City inspector discovered that none of the bedrooms had working smoke detectors, and that none of the smoke detectors were AC powered as required by the City Code. Flaking paint was discovered in the apartment, and Ms. Holliday's

children were very young at the time. It was discovered that mold was present inside the bathroom, and the City required HACA to repair the bathroom, prepare the area, and paint. However, the City did not enforce the City Code on HACA as it does other landlords, and instead of requiring HACA to relocate the Holliday family, they were left in the home with the violations unfixed.

208. In 2017, while living at that apartment, there was an infestation of bats, and as a result of that infestation, HACA moved the Holliday family out of the apartment and into their present residence on the other side of the development. At the time they were moved out of that apartment, none of the violations of the City Code had been fixed by HACA.

209. Ms. Holliday's children suffer from asthma, with which they were diagnosed during the time they lived in the HACA properties. One of her sons requires breathing treatments administered with a nebulizer numerous times a day as a result of his breathing difficulties. HACA has been on notice of these issues and has refused to accommodate the family.

210. On several occasions, the sewage pipes have backed up into the Holliday home. On at least one occasion, a sewage pipe located in a closet of the apartment ruptured, and leaked sewage all over the floor of the apartment. The leaks in the plumbing have caused ongoing moisture issues in the walls and attic of the home.

211. From the time she moved in, Ms. Holliday has complained to HACA about persistent mold, moisture, and sewage in the home. In addition to these issues, the ventilation systems have never adequately been maintained. **Figures 7 and 8** are photographs of the ventilation ducting system in the Holliday apartment. This building is on the opposite side of the development from that of Ms. Smith and Ms. Clark, yet their ventilation systems, as illustrated *supra*, are equally vile.



Figure 7 - Apartment 808 B Ventilation Duct



Figure 8 - Apartment 808 B Ventilation Duct

212. Ms. Holliday and her children's mental and physical health have been greatly affected by the failures of both HACA and the City, and those failures have caused them significant damage.

213. Ms. Holliday and her family live in an unlicensed rental apartment, and no effort has ever been made by the City to advise her that the apartment is not licensed. Despite HACA having failed the 2016 inspection, she and her family were not relocated from the home at the time in accordance with the requirement of the City policy.

The White Family

214. Ms. White and her three minor children live at 1164 Frederick Douglas Street, which is located in HACA's Eastport Terrace Property. Mr. D'Andre Covert is Ms. White's 18-year-old son who also lives with his mother and siblings at the residence.

215. On May 12, 2016, the City inspected 1164 Frederick Douglas Street. It was discovered that mold was present inside the bedroom ceiling, and the City required HACA to repair the bedroom, prepare the area, and paint. However, the City did not enforce the City Code on HACA as it does other landlords, and instead of requiring HACA to relocate the White family, they were left in the home with the violations unfixed. To date the mold is still present in the ceiling.

216. On numerous occasions since they have lived in the home, HACA has been notified of the continued presence of mold growth on walls throughout the home. Ms. White continuously cleans and paints over the mold, but due to the condition of the structure and the moisture in the walls, she is unable to stop the growth.

217. Ms. White's 19-year-old son Mr. Covert has significant breathing issues related to asthma. He takes medicine for his asthma through a nebulizer which assists him to breathe. In the summer, when the mold content in the apartment air is the highest, he has on numerous occasions been forced to sleep a few houses down at a friend's house where the mold in the apartment air is not as bad.

218. Ms. White and her children's mental and physical health have been greatly affected by the failures of both HACA and the City, and those failures have caused them significant damage.

219. Ms. White and her family live in an unlicensed rental apartment, and no effort has ever been made by the City to advise her that the apartment is not licensed. Despite HACA having failed the 2016 inspection, she and her family were never relocated from the home in accordance with the requirement of the City Policy at the time.

The Dixon Family

220. Jonathan and Breonna Dixon lived at 960 President Street, Apartment B3, in HACA's Harbour House Property.

221. In May 2016, the City inspected the Dixon Apartment. The City cited HACA for the presence of mold in the apartment, as well as peeling paint. However, when they moved into the apartment in September 2016, HACA representatives affirmatively misrepresented to the Dixons that there was **never** any mold found in their apartment prior to September 2016.

222. Two years later, in May 2018, the Dixons advised HACA that there appeared to be a leak in the foundation which was allowing rainwater direct access to their bedroom. As a result of the moisture, mold immediately began to grow again in the apartment.

223. Mr. Dixon had been diagnosed with multiple sclerosis ("MS") in June 2016. At the time the Dixons moved into the apartment in September 2016, they advised HACA representatives that Mr. Dixon had MS. In addition to his MS, he had severe allergies to airborne mold and in the summer of 2018, he provided a detailed doctor's note and report regarding his mold sensitivity to his property manager at HACA.

224. The Dixons advised HACA of the mold and moisture but were told by HACA there was no mold present.

225. The Dixon family left town for a week at the end of May, but when they returned, the mold had only gotten worse. The Dixons demanded that testing be done, and as a result of HACA testing, significant levels of mold were found in the apartment.

226. HACA provided the Dixon family a hotel room for approximately one week while they were forced out of the apartment in May 2018.

227. HACA responded to the apartment and removed portions of drywall. HACA **did not**, however, hire a professional remediator, which is the policy requirement of the City. As a result, the remediation was not completed in accordance with the relevant professional guidelines. Once the Dixon family was allowed back into the home, mold was still present in the air, and Mr. Dixon advised HACA immediately that he was not able to live in the apartment due to his sensitivity as a result of his allergy and his MS. Mr. Dixon could not be in the apartment for more than a few minutes without intense physical reaction to the air quality.

228. When the Dixons complained again to HACA, they were told by the property manager that HACA would not be spending any more money on the apartment, and that the family could either move back in or “get a lawyer.” A HACA representative also explained that they would not accommodate tenants who were allergic to mold or other contaminants in the HACA Properties because allergies were not a disability.

229. The Dixon family stayed out of the apartment for the remainder of June, July, and August, and lived with family.

230. In July, Mr. Dixon visited an allergist about his breathing. As a result of the testing, the allergist advised that Mr. Dixon had a heightened sensitivity to elevated levels of mold in the air. HACA was again notified of Mr. Dixon's MS diagnosis and his sensitivity to the mold, but the Housing Authority refused to help he and the family.

231. HACA was also put on notice of medical conditions related to the Dixons' youngest son. Due to a genetic disorder, he too was sensitive to the conditions of the apartment, and HACA was provided information explaining that condition which had been presented to them by the child's doctor. HACA refused to act based on that information.

232. During the summer of 2018, the Dixons contacted the Mayor's office, and made the City aware of the ongoing mold problem in their apartment. The City **did not send** inspectors to the home. The City did not enforce its policies on HACA as it would have any other landlord in the City.

233. In September 2018, Mrs. Dixon contacted the Mayor's office and spoke with a Ms. Janice. Mrs. Dixon was advised that: "Director Wilbourn will be coming in for a meeting at the Mayor's office that Monday [September 17, 2018], and that she would bring the issue up with the Mayor at the meeting." For the remainder of

September 2018, HACA did nothing to remediate the mold still present in the apartment.

234. On October 3, 2018, the Dixons returned to the apartment to conduct a visual inspection. When they entered the apartment, they were overcome by a strong smell of sewage. They contacted HACA maintenance personnel who arrived at the apartment. The maintenance person explained that the apartment on the third floor had a sewage leak that leaked down into the second floor apartment above, and that HACA had cleaned up the sewage from those apartments, but had not realized that the leak had made it all the way to the Dixon apartment on the basement floor.

235. After maintenance cleaned the feces out of the ceiling of the Dixon apartment, they dried the ceiling out, but claimed that there was no moisture and so there was no reason to replace the drywall.

236. Ms. Dixon was advised that one of HACA's policies is that if a tenant is not living in the home for a period of time, HACA has the right to evict them and move their belongings outside of their home and place them next to the dumpster. During the time when the Dixons were not living in the apartment due to the mold, HACA continued to threaten them with eviction due to their failure to be present in the home despite the ongoing issues with the air quality.

237. On approximately October 5, 2018, Mrs. Dixon contacted Senior City Inspector Mary Emerick. Ms. Emerick explained that HACA had told the City that

the work was completed and the whole apartment had been tested. In fact, only one bedroom had been tested by HACA. Mrs. Dixon asked Ms. Emerick if the City could come out and test the apartment and she replied that “HACA did not want any government officials including the health department on their property without HACA knowing.”

238. Shortly after the October 5, 2018 conversation with Ms. Emerick, HACA maintenance personnel Francisco Castellanos reached out to Mrs. Dixon. Mr. Castellanos explained that he had spoken to the City’s inspector, and that as a result, he had ordered additional testing to be performed at the apartment.

239. On approximately October 19, 2018, Mr. Castellanos requested to meet with the Dixons in person at their apartment to speak about the results of the air testing. Mr. Castellanos advised the Dixons that due to health reasons, they could not move back into their apartment. HACA explained that they would find a different apartment for the family.

240. The Dixons had moved to public housing while Mr. Dixon, who could no longer work due to his MS diagnosis, was waiting for his disability to be approved. Public housing was a steppingstone at a difficult time in their lives. As a result of HACA’s failure to take their complaints seriously, the family was forced to live out of their car and with family for approximately six (6) months prior to permanently leaving town.

241. During that difficult time, the City never responded to the Dixons' complaints as required by the City Code and policy, State Law, and consistent with the City's enforcement of the City Code on other landlords in the City.

242. Mr. and Mrs. Dixon and their children's mental and physical health have been greatly affected by the failures of both HACA and the City, and those failures have caused them significant damage.

243. The Dixons lived in an unlicensed rental apartment, and no effort was ever made by the City to advise their family that the apartment was not licensed.

Glenn Rogers

244. Mr. Rogers lives alone in his apartment at the Morris H. Blum Senior Apartments. He previously resided in Apartment 502. While at that apartment, he endured numerous problems due to the lack of regular maintenance by HACA and the failure of the City to enforce inspections on HACA. In 2014, the Capital Gazette interviewed him regarding the water leaking through his ceiling and the resulting smell related to HACA's failure to properly fix the damage.

245. Beginning in 2018, Mr. Rogers began complaining to HACA about discoloration in his ceiling that resulted from water damage and odors coming out of his ventilation that were causing intense burning to his eyes and skin. HACA was made aware of the issues immediately but did nothing to fix the source of the

problem in the building. Mr. Rogers was forced to seek treatment at the emergency room and at his primary care physician on multiple occasions.

246. In approximately April 2018 one HACA maintenance worker painted over discoloration related to the water damaged drywall to conceal the leak from HUD inspectors.

247. In September and October of 2018, Mr. Rogers continued to reach out to the Maryland Department of Health as well as the City of Annapolis Permitting Office to seek assistance. Neither the Maryland Department of Health nor the City responded in person or sent representatives to his apartment. The person he spoke with at the City put him in contact with a member of the HACA maintenance staff instead of sending a City inspector out to the property.

248. During the fall and winter of 2018/2019, Mr. Rogers often left his room at night to escape the strong fumes in his apartment and would stand outside in the fresh air.

249. Mr. Rogers had applied for a transfer in 2014 but had not received the offer of a different apartment where the air was clean or that had been properly licensed by the City.

250. During the time in his apartment, he was plagued by a cockroach infestation. The insects would access his kitchen through holes in the ceiling that HACA refused to patch, and no amount of cleaning could deter their presence.

251. In October 2018, maintenance personnel from HACA inspected the apartment and discovered that the vents likely needed to be cleaned. Shortly thereafter, Mr. Rogers purchased a home mold testing kit, and performed a test of the growth he observed on the walls and other areas of the apartment. The results confirmed the presence of toxic mold in the apartment. Mr. Rogers presented the results of the test to HACA personnel, but nothing was done.

252. In December and January 2018/2019, HACA still refused to take action to address the air quality issues within Mr. Rogers' apartment. In February 2019, Mr. Rogers provided HACA with a letter he had received from his Doctor which stated that Mr. Rogers was:

having numerous severe symptoms that have been suspected to be a reaction to some toxin or irritant (in his apartment) to which he is sensitive. He has been undergoing evaluation by specialists, and has been referred to the Environmental/Occupational Health clinic at University of Maryland. Because these symptoms abate when he is not in the Morris Blum building, he is being advised to move out of the building.

Despite this notice, HACA did not move Mr. Rogers out of the building or even out of the apartment.

253. In March 2019, Mr. Rogers again reached out to the City and explained his problems with the apartment. This time, the Senior City Inspector Mary Emerick responded by going to the apartment with a member of HACA's staff, and days later, Mr. Rogers was transferred to a new apartment in the building. No City inspection

was completed, and no rental license was issued by the City despite the visit to the apartment by the City's Senior Inspector.

254. Mr. Rogers' mental and physical health have been greatly affected by the failures of both HACA and the City, and those failures have caused him significant damage.

255. Mr. Rogers lives in an unlicensed rental apartment, and no effort has ever been made by the City to advise him that the apartment is not licensed. Despite HACA having failed the 2016 inspection, he was never relocated from the home in accordance with the requirement of the City Policy at the time.

The Camp Family

256. Ms. LaDawn Camp lives with her 14-year-old son at 801 Brooke Court, Apartment C, in the Newtowne 20 Development. She has a chronic illness which affects her immune system and makes her particularly sensitive to poor environmental conditions. Since Ms. Camp has lived in her current unit, she has been hospitalized on at least 3 occasions and has been on and off a peripherally inserted central catheter line for approximately 3 years. HACA has been on notice of this disability for the entire relevant period.

257. Ms. Camp's unit is situated at the end of a row of garden style apartments with a unit directly above her. The entrance to her home is at the bottom

of a steep grade with poor drainage. As a result, water pools outside of her front entrance when it rains.

258. During her tenure at her current address, Ms. Camp has experienced numerous maintenance issues. In 2013, the hot water heater in the unit above Ms. Camp broke flooding the unit above and causing her living room ceiling to collapse. Both Ms. Camp and her neighbor were relocated to a hotel for approximately two weeks. The flooding greatly exacerbated the presence of mold in the apartment which was previously present.

259. In 2014, Ms. Camp presented a letter to the management office from her physician requesting the she be moved due to her weakened immune system. At the time, Ms. Camp's Social Security benefits had been reduced, her rent was not adjusted accordingly, and she fell behind in her payments. As a result, HACA refused her transfer request because she was "not in good standing." The rent issue was ultimately resolved, however, HACA never processed the transfer.

260. In July 2016, as part of the City inspections the City inspected her apartment, and it failed the inspection as a result of safety violations.

261. Ms. Camp has made numerous requests for maintenance which have largely been ignored. Most recently, Ms. Camp's unit has had mold, flaking, peeling and bubbling paint, and gaps between her window and bedroom wall allowing airflow and rainwater from outside to enter.

262. In addition to Ms. Camp's requests, on February 14, 2019, HACA was sent written notice of the conditions in Ms. Camp's unit, along with photographs, and a request to relocate her to a healthier living environment "as quickly as possible." To date, there has been no response to that request.

263. On Friday, March 8, 2019, a report was made to the City Inspector's office. They responded by sending an inspector to the unit on March 21, 2019 and then contacting HACA to request they make a site visit to check for possible mold and fungus present in the apartment and to make some other repairs.

264. On or about April 3, 2019, HACA recaulked the tub and shower surround, repaired the area around the bedroom window so that it no longer leaks, and advised Ms. Camp that there was no mold in the unit. **At no time** did any inspector test for mold. Ms. Camp's unit has never been inspected by HUD to her knowledge.

265. Ms. Camp and her child's mental and physical health have been greatly affected by the failures of both HACA and the City, and those failures have caused them significant damage.

266. Ms. Camp lives in an unlicensed rental apartment, and no effort has ever been made by the City to advise her that the apartment is not licensed. Despite HACA having failed the 2016 inspection, she was never relocated from the home in accordance with the requirement of the City Policy at the time.

The Fuller Family

267. Ms. Lakisha Fuller lives with her two minor children at 1432 Tyler Avenue in the Robinwood community. Ms. Fuller is expecting a third child in October. The townhouse the Fullers live in is at the end of the complex, adjacent to the woods. Ms. Fuller put in a transfer request about two years ago because her house needed various repairs that HACA refused to fix. Shortly before her HUD inspection was set to take place in 2018, a HACA maintenance person advised that certain repairs were needed. She showed the maintenance person documentation that she had already put in work orders for repairs, and that HACA had done nothing. Once the HUD inspection was scheduled, HACA sent someone out to do the repairs. Ms. Fuller asked about the transfer again in April 2019, and she was told they are not doing any transfers.

268. In addition to needed repairs, there is mold growing in the unit. The HACA maintenance person has come out repeatedly to try to get rid of the mold but the source of the problem has not been remediated, so the problem persists.

269. Ms. Fuller's son has been diagnosed with asthma and is required to use a nebulizer when he has trouble breathing. The air in the apartment is a constant source of concern. The ventilation has not been cleaned in years, and the family is constantly suffering from sinus-related issues while they are in the apartment. The same issues ease when they are not in the apartment.

270. There are also paint chips coming off the walls throughout the home.

Ms. Fuller is concerned about this because she is expecting a baby in October.

271. When the City inspected their apartment in May 2016, it was discovered that none of the bedrooms had smoke detectors at all, let alone the AC powered detectors required by the City Code. It was discovered that mold was present inside the bathroom ceiling, and the City required HACA to repair the bathroom, prepare the area, and paint. However, the City did not enforce the City Code on HACA as it does other landlords, and instead of requiring HACA to relocate the Fuller family, they were left in the home with the violations unfixed. To date the mold is still present in the apartment.

272. Ms. Fuller and her children's mental and physical health have been greatly affected by the failures of both HACA and the City, and those failures have caused them significant damage.

273. Ms. Fuller and her family live in an unlicensed rental apartment, and no effort has ever been made by the City to advise her that the apartment is not licensed. Despite HACA having failed the 2016 inspection, Ms. Fuller and her family were never relocated from the home in accordance with the requirement of the City Policy at the time.

FIRST CAUSE OF ACTION
(Violation of the Civil Rights Act of 1866, 42 U.S.C. § 1982)
Against all Defendants

274. Plaintiffs repeat and reallege the foregoing paragraphs as if fully set forth herein.

275. Defendants' discriminatory practices, made in reckless or callous indifference or disregard for the rights of Plaintiffs, deprive Plaintiffs of their right to purchase, lease, or otherwise hold or convey property on the basis of race, color, and national origin and thus deprive them of the same such rights as are enjoyed by White persons in violation of the Civil Rights Act of 1866, 42 U.S.C. § 1982.

276. The Plaintiffs have been injured by Defendants' discriminatory conduct and have suffered damages as a result.

SECOND CAUSE OF ACTION
(Violation of the Civil Rights Act of 1871, 42 U.S.C. § 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States)
Against all Defendants

277. Plaintiffs repeat and reallege the foregoing paragraphs as if fully set forth herein.

278. Defendants' discriminatory customs, patterns, practices, and usages in contravention of Plaintiffs' constitutional and federal statutory rights made in reckless or callous indifference or disregard for the rights of Plaintiffs, did deprive Plaintiffs of their right of equal access to housing under color of law in violation of

the Federal Civil Rights act of 1871, 42 U.S.C. § 1983, and their rights under the Equal Protection Clause of the Fourteenth Amendment of the United States Constitution with regard to housing.

279. The Plaintiffs have been injured by Defendants' discriminatory conduct and have suffered damages as a result.

THIRD CAUSE OF ACTION
(Violation of the Civil Rights Act of 1871, 42 U.S.C. § 1985 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States)
Against all Defendants

280. Plaintiffs repeat and reallege the foregoing paragraphs as if fully set forth herein.

281. Defendants conspired with discriminatory purpose to deprive either directly or indirectly the rights of Plaintiffs, members of a protected class, to equal protection of the laws or equal privileges and immunities under the laws, and one or more of the Defendant conspirators did or caused to be done acts in furtherance of the object of the conspiracy, and Plaintiffs were injured in person or property or deprived of having and exercising their rights as citizens of the United States.

282. The Plaintiffs have been injured by Defendants' discriminatory conduct and have suffered damages as a result.

FOURTH CAUSE OF ACTION
(Violation of the Civil Rights Act of 1871, 42 U.S.C. § 1986 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States)

Against all Defendants

283. Plaintiffs repeat and reallege the foregoing paragraphs as if fully set forth herein.

284. Defendants were in a position of power and knowledge of the conspiracy to deprive Plaintiffs of their rights in violation of 42 U.S.C. § 1985.

285. Defendants were on notice through City Council meetings, both open and closed to the public, as well as communications between the Mayor, City Council, the Executive Director, and Housing Authority officials, that the City had an obligation to inspect the HACA Properties. Despite this obligation, the City adopted the policy not to inspect the HACA properties. In continued refusal of enforcement of City Code, and despite notice of that obligation, Defendants failed to uphold their duty to ensure the health and safety of Plaintiffs. Plaintiffs' civil rights were violated as a result.

286. The breach of Defendants' duty was the proximate cause of the violations of the Plaintiffs' civil rights.

FIFTH CAUSE OF ACTION
(Violation of the "Affirmatively Furthering" Obligations Under the Fair Housing Act, 42 U.S.C. § 3608)
Against all Defendants

287. Plaintiffs repeat and reallege the foregoing paragraphs as if fully set forth herein.

288. Defendants, in connection with their use of federal funds related to housing, including funds from the federal CDBG program, have used the funds received in a discriminatory manner which promotes segregation and otherwise failed to meet the “Affirmatively Furthering Fair Housing” obligations of the Fair Housing Act.

289. The Plaintiffs have been injured by Defendants’ discriminatory conduct and have suffered damages as a result.

SIXTH CAUSE OF ACTION
(Violation of the Civil Rights Act of 1964, 42 U.S.C. § 2000d *et seq.*)
Against all Defendants

290. Plaintiffs repeat and reallege the foregoing paragraphs as if fully set forth herein.

291. Defendants’ discriminatory practices regarding the administration of federal programs are carried out with reckless or callous indifference or disregard for the rights of Plaintiffs, and violate the Civil Rights Act of 1964, 42 U.S.C. § 2000d *et seq.*

292. The Plaintiffs have been injured by Defendants’ discriminatory conduct and have suffered damages as a result.

SEVENTH CAUSE OF ACTION
(Violation of Fair Housing Act, 42 U.S.C. § 3601 *et seq.*)
Against all Defendants

293. Plaintiffs repeat and reallege the foregoing paragraphs as if fully set forth herein.

294. Defendants' policy of non-enforcement of the City Code on the HACA Properties constitutes a violation of the Fair Housing Act, 42 U.S.C. §3604(b), which makes it unlawful to "discriminate against any person in the terms, conditions, or privileges of sale or rental of a dwelling, or in the provision of services or facilities in connection therewith, because of race, color, religion, sex, familial status, or national origin."

295. Defendants Mayor Buckley, the City of Annapolis, the Aldermen, and Alderwomen of the City of Annapolis' facially neutral housing acts, policies, and actions challenged herein inflict disproportionate harm on African American residents of the HACA Properties. The disproportional harm experienced by the African American residents of the HACA Properties is the direct and immediate consequence of the Defendants' policy of non-enforcement of the City Code on the HACA Properties.

296. As a result of Defendants' Mayor Buckley, Aldermen, and Alderwomen of the City of Annapolis' acts, the Plaintiffs have been denied the opportunity to live in safe rental housing inspected by the City of Annapolis on an annual basis, a right they would enjoy if they lived in any other rental property in the City that was not managed by the Housing Authority.

297. Defendants' acts, policies, and practices constitute discrimination in violation of the Fair Housing Act, as amended, 42 U.S.C. §3604, and its implementing regulations, in that:

- a. Defendants' acts, policies, and practices have made and continue to make housing unavailable because of race in violation of 42 U.S.C. §3604(a); and
- b. Defendants' acts, policies, and practices provide different terms, conditions, and privileges of rental housing on the basis of race, in violation of 42 U.S.C. § 3604(b)

298. Plaintiffs are aggrieved persons as defined in 42 U.S.C. § 3602 (d) and (i). They have been injured by Defendants' discriminatory conduct and have suffered damages as a result.

EIGHTH CAUSE OF ACTION
(Writ of Mandamus)

***Against Defendant City of Annapolis, Defendant Mayor Gavin Buckley, and
Defendants City Council of the City of Annapolis***

299. Plaintiffs repeat and reallege the foregoing paragraphs as if fully set forth herein.

300. Plaintiffs, pursuant to Md. Rule 15-701, seek a writ of mandamus to compel Defendants Mayor and the Aldermen and Alderwomen of Annapolis to perform their statutory duties.

301. Mayor and Aldermen and Alderwomen of Annapolis comprise a body corporate and politic and a chartered municipal corporation under Maryland Code and are responsible for issuing rental licenses through its Department of Planning and Zoning pursuant to its ordinance codified at 17.44.010.

302. Mayor and Aldermen and Alderwomen adopted a policy not to inspect any properties of the Housing Authority, all of which are leased to low-income public housing tenants, who are predominately African American.

303. Mayor and Aldermen and Alderwomen have a clear duty to enforce the rental licensing requirements of the City Code on all persons letting for occupancy a multiple dwelling unit such as those which are let by the Housing Authority.

304. Plaintiffs who live in low-income public housing have a plain and clear right to have their dwelling units inspected.

305. Plaintiffs have no other adequate remedy by which to obtain this right of City inspection of their rented dwellings.

**NINTH CAUSE OF ACTION
(MARYLAND CONSUMER PROTECTION ACT)**
Against all Defendants

306. Plaintiffs repeat and reallege the foregoing paragraphs as if fully set forth herein.

307. At the inception of the leases with each of the Plaintiffs, which is required by HACA policy to occur annually, Defendants had both actual and

constructive knowledge that the HACA Properties were not properly licensed pursuant to City Code.

308. On some occasions, HACA represented to Plaintiffs that it was properly licensed pursuant to the rental laws of the Annapolis City Code when it was not.

309. In some instances, HACA or its agents falsely represented to Plaintiffs, HACA tenants, and judicial tribunals of the State of Maryland that HACA was not licensed, but that it was by law not required to be licensed.

310. Prior to entering the leases, Defendant HACA affirmatively showed the units to Plaintiffs and represented them to be free of any material defects, including unhealthy indoor molds and water intrusion defects.

311. The units in fact had design defects, serious safety shortfalls including the lack of appropriate fire safety systems, construction and/or maintenance defects which caused severe water intrusion and extensive mold growth and dangerous air quality issues, all existing at the time the lease was entered into and these defects were omitted in the representations made by Defendants.

312. Defendant HACA made the affirmative representation to all Plaintiffs at the time of lease inception that “HACA is obligated to...comply with the requirements of all applicable building and housing codes materially affecting health and safety....” At the time of that representation, Defendant HACA was on notice from the City of Annapolis, since at least July 2016, that the HACA Properties were

not in compliance with the City's Fire Safety Code as it pertained to "multiple dwelling rental unit" as defined by the City Code.

313. This misrepresentation that the HACA Properties were of a particular standard was made to every tenant of the HACA Properties at lease inception and their renewal amounted to unfair and deceptive trade practices.

314. The City of Annapolis failed to enforce their own policy and City Code to advise the consumer tenants of the HACA Properties that the units were not licensed for occupancy. The City of Annapolis failed to enforce their own policy and City Code to enforce fines and penalties on HACA. The fact that these units were not licensed amounted to a material fact, and its omission deceived the consumer tenants of the HACA Properties.

315. As a proximate and direct result of Defendants unfair and deceptive trade practices in violation of the MCPA, Plaintiffs have suffered economic harm and loss, including but not limited to, medical bills, rent paid to Defendant HACA, loss of personal property/contents of unit due to damage, costs of testing and reporting of moldy conditions, mental and emotional anguish, costs of relocation, damages due to loss of employment related to relocation, and costs of intermittent remediation of properties.

**TENTH CAUSE OF ACTION
(BREACH OF CONTRACT – DAMAGES)**

Defendant Beverly Wilbourn, Defendant Housing Authority of the City of Annapolis, and Defendant Housing Authority of the City of Annapolis Board of Commissioners

316. Plaintiffs repeat and reallege the foregoing paragraphs as if fully set forth herein.

317. Plaintiffs entered into valid written contracts for the lease of real property with Defendant HACA.

318. Under those contracts, Defendant HACA obligated itself to:

- a. Maintain the unit and the development in decent, safe, and sanitary condition;
- b. Comply with the requirements of all applicable building and housing codes materially affecting health and safety and all applicable U.S. Department of Housing and Urban Development regulations;
- c. Make necessary repairs to the units within a reasonable time;
- d. Keep the development's buildings, facilities and common areas, not otherwise assigned to tenants for maintenance and upkeep, in clean and safe condition;
- e. Maintain in good and safe working order and condition, electrical, plumbing, sanitary, heating, and ventilation and other facilities and

appliances, including elevators, supplied or required to be supplied by HACA; and

- f. Provide reasonable accommodations for a disabled Tenant or any other household member.

319. Defendant HACA has breached the contracts by:

- a. Failing to provide decent, safe, and sanitary conditions;
- b. Failing to allow City inspectors to complete inspections of the HACA properties as required by the relevant housing code, specifically Chapter 17.44.010 of the City Code;
- c. Failing to correct the City Code violations discovered by the initial City Inspections in 2016;
- d. Failing to properly remediate unsanitary conditions in the attics and ventilation systems of the dwellings; and
- e. Failing to properly remediate mold conditions in the apartments.

320. Further, Defendants refuse to act in a manner consistent with the terms of the contracts which they entered into by:

- a. Maintaining a clean and healthy living environment;
- b. Actively inspecting the HACA units and common areas for unhealthy indoor molds;

- c. Remediating the units and common areas for mold that has been or reasonably should be discovered;
- d. Conducting regular maintenance of the ventilation systems in the HACA properties; and
- e. Otherwise refusing to act consistent with the terms of the contracts.

321. As stated, instead of complying with the terms of the lease agreements with tenants, Defendant HACA has sought to hide the conditions and hire unqualified third-party inspectors instead of inspectors employed by the City of Annapolis to falsely represent that the apartments are safe and habitable.

322. As a result of Defendant HACA's breach, Plaintiffs have suffered economic losses including, but not limited to, money paid for rent, and money paid to inspect unhealthy indoor molds and water intrusion.

**ELEVENTH CAUSE OF ACTION
(BREACH OF CONTRACT – SPECIFIC PERFORMANCE)**

Defendant Beverly Wilbourn, Defendant Housing Authority of the City of Annapolis, and Defendant Housing Authority of the City of Annapolis Board of Commissioners

323. Plaintiffs repeat and reallege the foregoing paragraphs as if fully set forth herein.

324. Plaintiffs seek specific performance of the lease agreements to include the provision of a safe and habitable residence that is licensed and inspected by the City.

**TWELFTH CAUSE OF ACTION
(BREACH OF WARRANTY OF HABITABILITY)**

Defendant Beverly Wilbourn, Defendant Housing Authority of the City of Annapolis, and Defendant Housing Authority of the City of Annapolis Board of Commissioners

325. Plaintiffs repeat and reallege the foregoing paragraphs as if fully set forth herein.

326. A reasonable inspection by HACA would have revealed defective conditions related to water intrusion, mold, contaminated ventilation, and other defects in the HACA Properties.

327. At least as early as July 2016, Defendants knew that the HACA Properties were in violation of the Fire Safety requirements of the City of Annapolis, after which time they requested that City Inspectors no longer inspect HACA properties for violations.

328. Defendant HACA thereby breached the warranty of habitability in that it knew or should have known of dangerous conditions upon the units which Plaintiffs leased.

329. Defendant HACA continued to collect monthly rent from Plaintiffs despite their lack of a City-issued rental licenses though the defective and dangerous conditions of the units rendered them unfit for habitation in violation of state and local housing codes which require among other things, healthy conditions free of water intrusion and properly installed fire detection systems.

330. Plaintiffs paid rent, and continue to pay rent, and have been subjected to physical eviction demands despite Defendant HACA's knowledge of this breach of the implied warranty.

**THIRTEENTH CAUSE OF ACTION
(NEGLIGENCE)
*Against all Defendants***

331. Plaintiffs repeat and reallege the foregoing paragraphs as if fully set forth herein.

332. Defendants had a duty recognized by the law which required conformance to a certain standard of conduct for the protection of others against unreasonable risks.

333. Defendants failed to conform to that standard through a breach of that duty.

334. Defendants' breach was the proximate cause of actual damage to Plaintiffs that resulted in damages to include monetary loss as well as physical injury and emotional pain and suffering.

**FOURTEENTH CAUSE OF ACTION
(GROSS NEGLIGENCE)
*Against all Defendants***

335. Plaintiffs repeat and reallege the foregoing paragraphs as if fully set forth herein.

336. Defendants through their actions expressed a reckless disregard for the consequences to the life or property of Plaintiffs and made no effort to avoid those consequences when there was a clear duty to act.

337. Defendants' breach was the proximate cause of actual damage to Plaintiffs that resulted in damages to include monetary loss as well as physical injury and emotional pain and suffering.

FIFTEENTH CAUSE OF ACTION
(Tort – Civil Conspiracy)
Against all Defendants

338. Plaintiffs repeat and reallege the foregoing paragraphs as if fully set forth herein.

339. Two or more of the Defendants or their agents agreed to and did wrongfully direct the City Inspector's Office of the City of Annapolis, in violation of City Code and State Law, to refuse to inspect the apartments of Plaintiffs, because the Plaintiffs were tenants of the Housing Authority.

340. As a result of the conspiracy Plaintiffs have suffered monetary and non-monetary damages.

PRAYER FOR RELIEF

WHEREFORE, Plaintiffs pray that the Court grant them the following relief:

A. The Court should issue an order granting Plaintiff's request for declaratory relief, finding that the Defendant's actions violate the FHA.

B. The Court should enter a permanent injunction and all other affirmative relief necessary, enjoining Defendants and their affiliates, subsidiaries, agents, employees, and representatives from continuing the illegal conduct described above, and further directing Defendants to take all affirmative steps necessary to remedy the effects of its past illegal conduct. Such affirmative relief should include, but not necessarily be limited to, the elimination of any and all policies which allow the Housing Authority of the City of Annapolis to be treated differently than any other landlord in the City of Annapolis, and to ensure that the displacement of African Americans from the City is stopped and policies are put in place to affirmatively further fair housing for this protected class within the City limits of the City of Annapolis.

C. As a part of any permanent injunction or other affirmative relief, the Court should oversee the implementation of a plan by which the City of Annapolis and the Housing Authority of the City of Annapolis are required to enforce and comply with the City Code regardless of the race of the tenants.

D. As a direct, legal, and proximate result of the defendants' acts and/or omissions, Plaintiffs have sustained, and will continue to sustain, economic damages to be proven at trial. As a further result of Defendants' acts and/or omissions, Plaintiffs have suffered physical harm and emotional distress, resulting in damages in an amount to be proven at trial.

E. The Court should enter a judgment for punitive damages to the Plaintiffs, in an amount to be proved at trial before a jury.

F. The Court should award Plaintiffs their reasonable attorneys' fees, costs, and expenses.

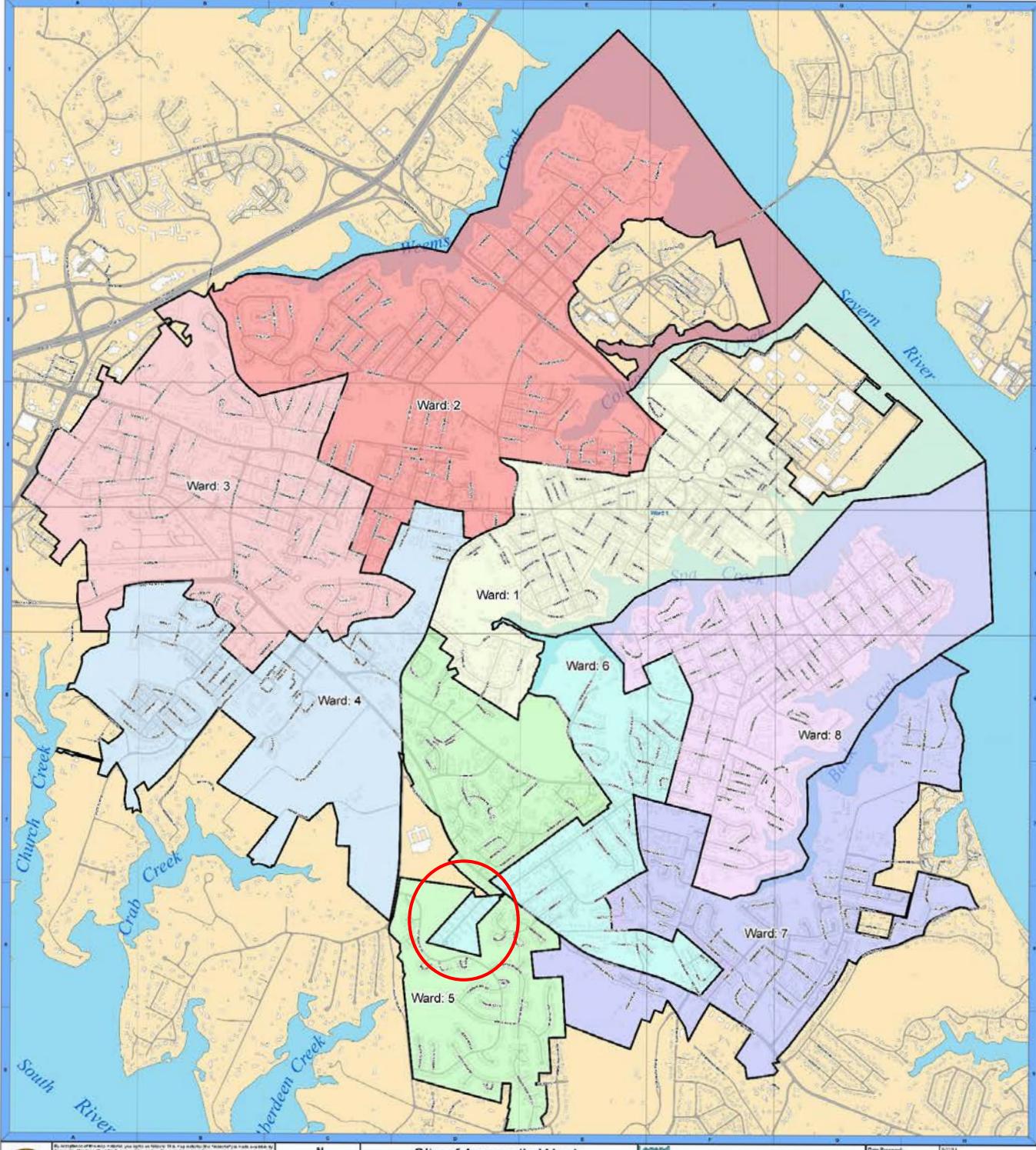
G. The Court should grant such other relief as it deems just and equitable.

DEMAND FOR JURY TRIAL

Pursuant to Fed. R. Civ. P. 38(b), Plaintiffs demand a trial by jury of all issues in this case.

WISE & DONAHUE, PLC

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P. Joseph Donahue, Esquire
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Attorneys for Plaintiffs



City of Annapolis Wards

City of Annapolis Wards	Legend	Date Prepared: 03/24/2016
	Ward 1	Date Represented: General
	Ward 4	Map Created By: M. S.
	Ward 7	Map Checked By: M. S.
	Ward 2	Downloaded By: Public
	Ward 5	
	Ward 8	
	Ward 3	
	Ward 6	
City of Annapolis WARD 016		

Public Housing Transition Team

Mayor Michael John Pantelides, 2014 Citizen Advisory Transition Team

EXECUTIVE COMMITTEE MEMBERS:

Bob Burdon

Rick Morgan

Vienna Laurendi

Leslie Stanton

LEGAL & ADMINISTRATIVE ASSISTANCE PROVIDED BY:

Jacalyn Bierman

Ashley Leonard, Esq.

COMMITTEE CHAIR: Deneice F. Fisher

COMMITTEE CO-CHAIR:

Dennis Conti

COMMITTEE MEMBERS:

Sheryl Banks

Sandra Chapman

Trudy McFall

Timeline Key

ONGOING	Continuation of existing activity.
IMMEDIATE	Commencement within 3 months.
SHORT-TERM	Commencement within 3-12 months.
MEDIUM-TERM	Commencement within 1-2 years.
LONG-TERM	Commencement after 2 years.

Abbreviations Used

AAC	Anne Arundel County, Maryland
AACC	Anne Arundel Community College
AAWDC	Anne Arundel Workforce Development Corporation
ADOT	Annapolis Department of Transportation
APD	Annapolis Police Department
CDBG	Community Development Block Grant
HACA	Housing Authority of the City of Annapolis
MD	Maryland (i.e. State of)
RFP	Request for Proposal (i.e. bid)

HOUSING AUTHORITY OF CITY OF ANNAPOLIS ISSUES 1-3

Adopted October 27, 2014
Public Housing

HACA: ISSUE 1

HACA appears to be in serious financial condition with grim prospects for maintaining financial viability. HACA owes the City for unpaid reimbursements.

<u>RECOMMENDATIONS</u>	<u>RESPONSIBLE PARTY</u>	<u>TIMELINE</u>
1. The City should conduct its own independent assessment of the financial health of HACA and collectability of unpaid reimbursements.	Finance Director	Immediate

HACA: ISSUE 2

The condition of HACA properties is in serious decline. The latest available HUD score for their physical condition is 25 out of 40. Residents say the condition and maintenance of their units are their biggest problems.

<u>RECOMMENDATIONS</u>	<u>RESPONSIBLE PARTY</u>	<u>TIMELINE</u>
1. Per State code unless an exception is made, the City should begin inspecting HACA units under the City's rental licensing program that applies to all other rental housing in City.	DNEP Director	Immediate
2. The City has an obligation to protect health and safety of public housing residents, as they do other City renters, and should work with HACA to phase in City inspection of HACA properties.	DNEP Director	Immediate

HACA: ISSUE 2, CONTINUED

The condition of HACA properties is in serious decline. The latest available HUD score for their physical condition is 25 out of 40. Residents say the condition and maintenance of their units are their biggest problems.

<u>RECOMMENDATIONS</u>	<u>RESPONSIBLE PARTY</u>	<u>TIMELINE</u>
3. HACA should take on more responsibility from APD for banning list and policies (make stronger), and for lease enforcement, as well as rules for allowing residents to have “onsite” guests who are on the banned list.	City Manager	Immediate
4. HACA should check with its insurance company to make sure HACA is in compliance with all fire safety regulations, especially those for smoke alarms.	DNEP Director	Immediate

HACA: ISSUE 3

It is necessary for HACA to participate as promptly as possible in redeveloping their remaining six properties through public/private partnerships.

<u>RECOMMENDATIONS</u>	<u>RESPONSIBLE PARTY</u>	<u>TIMELINE</u>
1. The City should encourage HACA to replace or rehabilitate to the maximum degree possible all existing low income units, providing one for one replacement, and to consider collaboration with public/private partnerships.	Mayor	Medium-Term

OUTSIDE SERVICE PROVIDERS FOR HACA ISSUES 4-9

OUTSIDE SERVICE PROVIDERS: ISSUE 4

HACA appears to have done a good job in recent years of generally increasing supportive services for its residents, but further improvement and expansion could be accomplished.

<u>RECOMMENDATIONS</u>	<u>RESPONSIBLE PARTY</u>	<u>TIMELINE</u>
1. The City and HACA should explore funding opportunities that exist for programs that help public housing residents.	City Manager	Medium-Term
2. The City could promote and endorse workshops to highlight the funding needs of HACA residents and emphasize City support for such services.	Mayor	Medium-Term

OUTSIDE SERVICE PROVIDERS: ISSUE 5

Some of the HACA residents who may need to use resident services are either not aware of them or choose not to use them. Case managers may help with this issue.

<u>RECOMMENDATIONS</u>	<u>RESPONSIBLE PARTY</u>	<u>TIMELINE</u>
1. The City should encourage HACA to transfer some funding from its administrative costs to support resident services and resident case managers.	Mayor	Medium-Term
2. The City should work with HACA to ask AAC to assign case managers specifically to HACA.	Mayor	Medium-Term
3. The City should encourage HACA to pursue all available private contributions and grants to fund case workers.	Mayor	Medium-Term

OUTSIDE SERVICE PROVIDERS: ISSUE 5, CONTINUED

Some of the HACA residents who may need to use resident services are either not aware of them or choose not to use them. Case managers may help with this issue.

<u>RECOMMENDATIONS</u>	<u>RESPONSIBLE PARTY</u>	<u>TIMELINE</u>
4. The City should encourage HACA to consider case workers to be either HACA employees or assigned by outside jurisdictions.	Mayor	Medium-Term

OUTSIDE SERVICE PROVIDERS: ISSUE 6

It appears there are many services on site and in the community. Perhaps HACA could do better job of providing information on them and encouraging participation.

<u>RECOMMENDATIONS</u>	<u>RESPONSIBLE PARTY</u>	<u>TIMELINE</u>
1. The City should encourage HACA to use technology to communicate better, such as the Internet or social media.	Mayor	Medium-Term
2. The City should encourage HACA to provide and post a public calendar monthly that lists daily services and activities available to each resident.	Mayor	Medium-Term
3. The City should encourage HACA to recruit volunteers to help with outreach to residents to supplement its own staff.	Mayor	Medium-Term

OUTSIDE SERVICE PROVIDERS: ISSUE 7

HACA needs to capitalize more on the potential for private contributions and public grants for resident services and volunteers to educate residents on those services.

<u>RECOMMENDATIONS</u>	<u>RESPONSIBLE PARTY</u>	<u>TIMELINE</u>
1. The City should encourage HACA to add a development officer to reach out and secure private funding, and foundation and public grants for HACA service programs.	Mayor	Medium-Term
2. The City should encourage HACA to consider private and foundation grants and contributions as a viable source, but a new and talented fundraising staff person would be needed by HACA.	Mayor	Medium-Term

OUTSIDE SERVICE PROVIDERS: ISSUE 8

HACA, and its staff, need to always provide first class support (responsive and helpful) for the groups and volunteers who work to help the residents.

<u>RECOMMENDATIONS</u>	<u>RESPONSIBLE PARTY</u>	<u>TIMELINE</u>
1. The City should encourage HACA to consider honoring and thanking these groups in some formal way each year, such as thank-you events or newsletter articles about these groups.	Mayor	Medium-Term

OUTSIDE SERVICE PROVIDERS: ISSUE 9

Community room space is reportedly scarce sometimes leaving willing groups with inadequate space for their on-site programs.

<u>RECOMMENDATIONS</u>	<u>RESPONSIBLE PARTY</u>	<u>TIMELINE</u>
1. As HACA properties are redeveloped, the City should encourage HACA to insist on generous community space being provided.	Mayor	Medium-Term
2. The City should provide as much space as possible in buildings it owns for services and office spaces for groups willing to give on-site services to HACA.	City Manager	Medium-Term

CITY PROVIDED SERVICES FOR HACA ISSUE 10

Adopted October 27, 2014
Public Housing

CITY PROVIDED SERVICES: ISSUE 10

Interviews were conducted with the City to better understand what services are currently provided to HACA and where there could be improvement and cost saving.

<u>RECOMMENDATIONS</u>	<u>RESPONSIBLE PARTY</u>	<u>TIMELINE</u>
1. The City should encourage HACA to partner with AAWDC to explore ways to incentivize local businesses to provide vocational training and internships to HACA youth.	City Manager	Medium-Term
2. ADOT should conduct a survey of HACA residents to determine the need for transit services to areas with high job opportunities.	ADOT Director	Medium-Term
3. ADOT should explore economical ways of providing transportation for HACA residents.	ADOT Director	Medium-Term

CITY PROVIDED SERVICES: ISSUE 10, CONTINUED

Interviews were conducted with the City to better understand what services are currently provided to HACA and where there could be improvement and cost saving.

<u>RECOMMENDATIONS</u>	<u>RESPONSIBLE PARTY</u>	<u>TIMELINE</u>
4. The City should encourage HACA to explore any electric rate reductions it might get by joining the Baltimore Regulatory Commission.	Mayor	Medium-Term
5. The City should make Stanton Center more useable and accessible to HACA residents.	Recreation & Parks Director	Medium-Term

ALTERNATIVE & ADDITIONAL SUPPORT SERVICES ISSUES 11-14

ALTERNATIVE & ADDITIONAL SUPPORT SERVICES: ISSUE 11

HACA should expand its efforts to bring partners to the communities that will offer job development, shadowing and internship opportunities for youth and adults.

<u>RECOMMENDATIONS</u>	<u>RESPONSIBLE PARTY</u>	<u>TIMELINE</u>
1. The City should encourage HACA to develop programming around specific partners willing to increase their corporate social responsibility geared towards the needs of residents.	Mayor	Medium-Term
2. The City should encourage HACA to develop and adopt a community program that will help meet the needs of residents and youths.	Mayor	Medium-Term

ALTERNATIVE & ADDITIONAL SUPPORT SERVICES: ISSUE 12

Anne Arundel Community College (AACC) and Anne Arundel Workforce Development Corporation (AAWDC).

<u>RECOMMENDATIONS</u>	<u>RESPONSIBLE PARTY</u>	<u>TIMELINE</u>
1. The City should encourage a relationship between HACA and AAWDC to offer direct basic skills and workforce training locally.	Mayor	Medium-Term
2. The City should encourage HACA to continue to utilize AACC's outreach efforts to address literacy in the AAC.	Mayor	Medium-Term
3. The City should encourage HACA to continue to utilize AACC's established partnership with AAWDC that could benefit residents of HACA.	Mayor	Medium-Term

ALTERNATIVE & ADDITIONAL SUPPORT SERVICES: ISSUE 13*Bridging the Digital Divide Initiatives.*

<u>RECOMMENDATIONS</u>	<u>RESPONSIBLE PARTY</u>	<u>TIMELINE</u>
1. The City should encourage HACA to be a proactive supporter of partnering with low cost service providers to initiate Wi-Fi spots in community areas.	Mayor	Medium-Term
2. The City should encourage HACA to continue community computer centers, but also work on making home-based computers available to allow parents to see and experience what their child is learning and to control that learning environment.	Mayor	Medium-Term

ALTERNATIVE & ADDITIONAL SUPPORT SERVICES: ISSUE 14

The condition of the properties suggests that with poor current conditions, ongoing deterioration and declining HUD maintenance funds, time is not on HACA's side. Redevelopment, even under favorable conditions, could take 10-15 years.

<u>RECOMMENDATIONS</u>	<u>RESPONSIBLE PARTY</u>	<u>TIMELINE</u>
1. The City should encourage HACA to develop a comprehensive plan for when, how and in what order it will make the transition to a public/private approach for its remaining properties beyond the Newtowne 20 property.	Mayor	Medium-Term
2. The City should encourage HACA to write less prescriptive RFPs and be more realistic in what it asks.	Mayor	Medium-Term

ALTERNATIVE & ADDITIONAL SUPPORT SERVICES: ISSUE 14, CONTINUED

The condition of the properties suggests that with poor current conditions, ongoing deterioration and declining HUD maintenance funds, time is not on HACA's side. Redevelopment, even under favorable conditions, could take 10-15 years.

<u>RECOMMENDATIONS</u>	<u>RESPONSIBLE PARTY</u>	<u>TIMELINE</u>
3. The City should encourage HACA to attract and retain the best affordable rental housing developers putting forth viable proposals in order to implement a public/private approach.	Mayor	Medium-Term
4. The City should encourage HACA to get better advice to guide it through the complications of a public/private financing environment.	Mayor	Medium-Term

ALTERNATIVE & ADDITIONAL SUPPORT SERVICES: ISSUE 14, CONTINUED

The condition of the properties suggests that with poor current conditions, ongoing deterioration and declining HUD maintenance funds, time is not on HACA's side. Redevelopment, even under favorable conditions, could take 10-15 years.

<u>RECOMMENDATIONS</u>	<u>RESPONSIBLE PARTY</u>	<u>TIMELINE</u>
5. The City should encourage HACA to not overcomplicate the process of redevelopment (ex: changes in proposed City Ordinance O-3-14).	Mayor	Medium-Term
6. Instead of increasing number of low and moderate income units by 67% around Newtowne 20, the City should encourage HACA to ensure that none of existing ones are lost and any new ones should be in scattered areas in the City and AAC.	Mayor	Medium-Term

ALTERNATIVE & ADDITIONAL SUPPORT SERVICES: ISSUE 14, CONTINUED

The condition of the properties suggests that with poor current conditions, ongoing deterioration and declining HUD maintenance funds, time is not on HACA's side. Redevelopment, even under favorable conditions, could take 10-15 years.

<u>RECOMMENDATIONS</u>	<u>RESPONSIBLE PARTY</u>	<u>TIMELINE</u>
7. The City should encourage HACA to create extensive involvement and communication with residents effected by any public/private partnerships for redevelopment, including temporary/permanent relocation and help with returning to the redeveloped community.	Mayor	Medium-Term
ALSO SEE THE ECONOMIC DEVELOPMENT TRANSITION TEAM REPORT'S ISSUE NO. 3.		

OPERATIONS BETWEEN HACA AND THE CITY ISSUES 15-19

HACA-CITY OPERATIONS: ISSUE 15

Changes need to be made to HACA's enabling MD State legislation (i.e. Title 13).

<u>RECOMMENDATIONS</u>	<u>RESPONSIBLE PARTY</u>	<u>TIMELINE</u>
1. Reduce the term of the Commissioners from the current five years to three years.	Mayor	Immediate
2. Increase the number of HACA residents required on the Board of Commissioners from the current two to three.	Mayor	Immediate
3. Change current requirement that one of the Commissioners is "a tenant of an Annapolis Authority property for seniors" to simply "a tenant who is a senior".	Mayor	Immediate

HACA-CITY OPERATIONS: ISSUE 15, CONTINUED

Changes need to be made to HACA's enabling MD State legislation (i.e. Title 13).

<u>RECOMMENDATIONS</u>	<u>RESPONSIBLE PARTY</u>	<u>TIMELINE</u>
4. Require four of the seven Commissioners to have expertise in areas like affordable housing finance and development, construction/maintenance, property management, and business management.	Mayor	Immediate

HACA-CITY OPERATIONS: ISSUE 16

Until HACA's MD State legislation is amended per Issue 15, the following should take place in the short term:

<u>RECOMMENDATIONS</u>	<u>RESPONSIBLE PARTY</u>	<u>TIMELINE</u>
1. City Housing and Community Development Committee should conduct an independent review of HACA's annual audit, its annual and 5-year plans, and its overall financial health.	Finance Director	Ongoing (present results to City Council by July 1 st of each year)
2. The City should appoint Commissioners who have expertise in areas like affordable housing finance and development, construction/maintenance, property management, and business management.	Mayor	Medium-Term

HACA-CITY OPERATIONS: ISSUE 17

There are concerns about the financial stability of HACA, and the possibility of HACA becoming insolvent within the next two years.

<u>RECOMMENDATIONS</u>	<u>RESPONSIBLE PARTY</u>	<u>TIMELINE</u>
1. HACA should pay the City any outstanding balance on its \$36,000 annual payment for APD support, and make future payments in a timely manner.	Finance Director	Ongoing
2. The City should immediately conduct an independent review of HACA's financial situation.	Finance Director	Immediate
3. The City and HACA should investigate feasibility of HACA using the City's refuse pickup contract to achieve reduced rates.	Public Works Director	Short-Term

HACA-CITY OPERATIONS: ISSUE 18

Application of normal City Code provisions for rental properties.

<u>RECOMMENDATIONS</u>	<u>RESPONSIBLE PARTY</u>	<u>TIMELINE</u>
1. City should pass a resolution that either explicitly exempts or does not exempt HACA from complying with City Code provisions normally required of other rental properties.	DNEP Director	Immediate
2. If HACA not exempted (which is recommended), City and HACA should develop and implement a plan for phasing in the inspection of all HACA units, including annual rental license payments from HACA to the City.	DNEP Director	Immediate

HACA-CITY OPERATIONS: ISSUE 19

Cooperative Agreements between HACA and the City.

<u>RECOMMENDATIONS</u>	<u>RESPONSIBLE PARTY</u>	<u>TIMELINE</u>
1. The Cooperative Agreements between HACA and the City should be revised to include all current agreements and practices, such as the policing agreement and clarifications on what services can or cannot be offset PILOT payments.	City Attorney	Short-Term
2. The Cooperative Agreements should then be amended going forward to represent all future agreements between HACA and the City.	City Attorney	Short-Term & Ongoing

HACA-CITY OPERATIONS: ISSUE 19, CONTINUED

Cooperative Agreements between HACA and the City.

<u>RECOMMENDATIONS</u>	<u>RESPONSIBLE PARTY</u>	<u>TIMELINE</u>
3. As part of the Cooperative Agreements, HACA should provide City each year with a copy of the appropriate HUD form that calculates a housing authority's required annual PILOT payment, as well as any required PILOT payments	Finance Director	Short-Term & Ongoing



City of Annapolis
Department of Planning and Zoning
145 Gorman Street Fl 3
Annapolis, MD 21401-2529

FOR CITY USE ONLY

Zoning			
Approved by			
Date approved			
Rental License #			
Rental District	1	2	3
	4		

Permitting@annapolis.gov • 410-260-2200 • Fax 410-263-9158 • TDD use MD Relay or 711 • www.annapolis.gov

Rental Operating License Application

A property owner must obtain a license prior to operating a rental facility within the City of Annapolis. License application and rental operating license are non-transferable. Application must include fee of \$100.00 per unit. **Property must be inspected for compliance of the City's Code and International Property Maintenance Code before the license will be issued.**

Rental Property Address _____ Unit # _____

Property Tax ID # _____ Complex/Hotel Name _____

Property Owner Information

Property Management or Authorized Agent* Information

Name _____ Name _____

Company _____ Company _____

Address _____ Address _____

City _____ State _____ Zip _____ City _____ State _____ Zip _____

Day phone _____ Cell _____ Day phone _____ Cell _____

E-mail _____ E-mail _____

* The Property Management or authorized agent will be the person that we contact regarding renewals, inspections, complaints and any violations.

Description of Property (Please check only one)

Single Family Dwelling Two Family Dwelling Multi Family Dwelling Apartment Hotel Hotel

Total number of dwelling units in the entire building _____ Number of units requested on this application _____

Is the building owner occupied? Yes No Year Built _____

Does the unit have AC electric power supplied smoke alarms? (City Code [Section 17.40.440](#)) Yes No

Must have smoke alarms installed on each ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms, in each sleeping room, and each story of the dwelling unit (International Property Maintenance Code 704.2)

Maryland Lead Certification Requirements

All owners of residential rental properties in Maryland constructed prior to 1978 must comply with the State's lead law (Title 6, Subtitle 8 of the Environmental Article). **Properties built prior to 1950 must provide a copy of the Maryland Department of the Environment (MDE) lead certificate. Properties built between 1950 and 1978 must provide a copy of MDE lead certificate, if new tenant as of January 1, 2015. We cannot process your application until this section is completed and lead requirements are met.** If you have questions call MDE at 410-537-4199.

MDE Tracking Number _____ Lead Certificate Number _____

Tenant Move in Date _____ Copy of Certificate Included) Yes No

Required Customer Information Booklet

Owner is required to provide the Customer Information Booklet for Rental Operating License and Property Maintenance prepared by the Department of Planning and Zoning to new tenants. (City Code [Section 18.04](#)) Copies are available on our website www.annapolis.gov or by visiting our office.

Owner/Agent Certification

The applicant hereby certifies and agrees that: (1) they are the owner or the duly authorized agent of the owner to make this application; (2) they have read all of the information above set forth and declare under penalty of perjury that the foregoing is true and correct; (3) the license, if issued, may be declared void should said information be false; (4) they will comply with the ICC Code and the Charter and Code of the City of Annapolis, which are applicable hereto; (5) they agree to inspections by the Department of Planning and Zoning and the Fire Department to determine if the property is in compliance with the provisions of the ICC Code and the Charter and Code of the City of Annapolis; (6) they will notify the Department of Planning and Zoning within 24 hours if there is a change of ownership or in the agents who are listed above.

Applicant Signature _____ Date _____

Fee Submitted \$ _____ Checks made payable to *City of Annapolis* and mailed to the address above.

..Title

Rental Unit Licenses - For the purpose of waiving fees associated with the licensure and inspection of HACA residential rental units.

..Body

**CITY COUNCIL OF THE
City of Annapolis**

Resolution 31-15

Introduced by: Alderwoman Finlayson

Referred to

Economic Matters

Finance Committee

Housing and Human Welfare

A RESOLUTION concerning

Rental Unit Licenses

FOR the purpose of waiving fees associated with the licensure and inspection of HACA residential rental units.

WHEREAS the Housing Authority of the City of Annapolis ("HACA") provides housing to hundreds of Annapolis citizens and their families; and

WHEREAS the City of Annapolis and HACA desire to ensure that the residents of HACA housing are afforded safe and habitable housing; and

WHEREAS City Code Chapter 17.44 requires the City to license and inspect all rental housing units in the City; and

WHEREAS the cost of such licensure, inspection and associated fees could encumber HACA with tens of thousands of dollars of expenses.

NOW THEREFORE BE IT RESOLVED BY THE ANNAPOLIS CITY COUNCIL that the fees associated with the licensure and inspection of HACA residential rental units are hereby waived.

AND BE IT FURTHER RESOLVED BY THE ANNAPOLIS CITY COUNCIL that this Resolution shall take effect on the date of its adoption.

EXPLANATION

CAPITAL LETTERS indicate matter added to existing law.

~~Strikethrough~~ indicates matter stricken from existing law.

Underlining indicates amendments.

FISCAL IMPACT NOTE

Legislation No: R-31-15

First Reader Date: 12-7-15
Revised Note Date: 1-4-16

Legislation Title: **Rental Unit Licenses**

Description: For the purpose of waiving fees associated with the licensure and inspection of HACA residential rental units.

Analysis of Fiscal Impact: This legislation waives the fees associated with the licensure and inspection of HACA residential rental units as required by City Code Chapter 17.44. The current fee structure, section 17.44.040 of the City Code, includes a \$100.00 fee per annum for an operating license for rental unit and rooming house. According to HACA, there are currently seven hundred and ninety (790) HACA residential rental units within the City of Annapolis. Based on the number of units, the net fiscal impact would be \$79,000.

CITY OF ANNAPOLIS

PROPERTY MAINTENANCE CORRECTION NOTICE RENT1605-020

PROPERTY ADDRESS: BLOOMSBURY SQUARE APARTMENTS

PROPERTY OWNER: Annapolis Housing Authority
c/o Zena Saunders
101 Bloomsbury Square
Annapolis, MD 21401

DATE OF INSPECTION: May 5-6, 2016

INSPECTION TYPE: ANNUAL

INSPECTOR: MARY EMRICK, ADAM KNIGHT, STEVE ANDREWS & HENRY GUTIERREZ

VIOLATION(S)

No. Code Ref. Unit

1. IPMC 305.3 323 LIVING ROOM – CEILING – DRYWALL SEAM – DEFECTIVE – REPAIR – PREPARE AND PAINT
2. IPMC 403.2 323 BATHROOMS – VENT FANS – CLEAN – COMPLETELY CLOGGED
3. IPMC 603.1 323 UPSTAIRS – COLD AIR RETURN VENT – CLEAN OUT
4. IPMC 403.2 319 BATHROOM – VENT FANS – CLEAN OUT – CLOGGED
5. IPMC 504.1 313 2ND FLOOR – BATHROOM (BOTH) – SHOWER/TUB – RECAULK AREAS
6. IPMC 305.3 309 KITCHEN – WALL AT LAUNDRY ROOM DOOR/TRIM – WATER DAMAGE – CUT OUT – REPLACE
7. IPMC 305.3 307 MASTER BATHROOM – WALL – HOLES – REPAIR – PREPARE AND PAINT
8. IPMC 305.4 307 MASTER BATHROOM – FLOOR AT TUB – WATER DAMAGE – WEAK – REPLACE
9. IPMC 305.4 307 2ND FLOOR HALLWAY – BATHROOM – FLOOR – WATER DAMAGE – WEAK – REPLACE

10. IPMC 305.3 307 LIVING ROOM - CEILING - WATER DMAGE - LARGE AREA - DRYWALL REPLACE - PREPARE AND PAINT
11. IPMC 704.2 316 HALLWAY - SMOKE DETECTOR - PROVIDE HARDWIRED
12. IPMC 403.2 316 HALLWAY - BATHROOM - VENT FAN - DEFECTIVE - REPAIR/REPLACE
13. IPMC 104.2 314 NO ENTRY - DOG - ALL DOGS MUST BE CRATED OR REMOVED FOR INSPECTION
14. IPMC 305.3 312 KITCHEN - CEILING - STAIN - REPAIR - PREPARE AND PAINT
15. IPMC 305.3 312 1ST FLOOR - CEILING - STAIN - REPAIR - PREPARE AND PAINT
16. IPMC 305.1 310 KITCHEN - GARBAGE DISPOSAL - STUCK - REPAIR/REPLACE
17. IPMC 305.3 308-A BATHROOM - CEILING - WATER SPOT - REPAIR - PREPARE AND PAINT
18. IPMC 504.1 304 BATHROOM - TOILET SEAT - REPLACE
19. IPMC 304.13 304 1ST FLOOR - WINDOW - AIR COMING IN AROUND WINDOW - SEAL
20. IPMC 305.3 300-A BATHROOM - CEILING - WATER SPOTS - REPAIR - PREPARE AND PAINT
21. IPMC 305.3 300-B BATHROOM - CEILING - WATER SPOTS - REPAIR - PREPARE AND PAINT
22. IPMC 605.1 300-B KITCHEN - LIGHT - DEFECTIVE - REPAIR/REPLACE
23. IPMC 304.7 316 EXTERIOR - GUTTER - LOOSE - SECURE
24. IPMC 304.14 313 WINDOWS - FRONT - SCREENS - PROVIDE
25. IPMC 704.1 311 SPRINKLER HEADS - PAINTED OVER - MUST BE SERVICED BY LICENSED CONTRACTOR FOR SPRINKLERS
26. IPMC 704.2 311 SMOKE DETECOTRS - BOTH LEVELS - BEEPING - REPLACE BATTERIES
27. IPMC 305.1 311 KITCHEN - POOR HOUSEKEEPING - TENANT'S RESPONSIBILITY
28. IPMC 504.1 311 BATHROOM - SHOWER/TUB DIVERTER - LEAKING - REPAIR/REPLACE

29. IPMC 304.14 307 WINDOWS - SCREENS - TORN - REPLACE
30. IPMC 704.1 305-B SPRINKLER HEADS - PAINTED OVER - MUST BE SERVICED BY LICENSED CONTRACTOR FOR SPRINKLERS
31. IPMC 305.1 305-B KITCHEN - WASHING MACHINE - DRAIN PAN CRACKED - REPLACE
32. IPMC 603.1 305-B KITCHEN - STOVE - RIGHT FRONT BURNER DEFECTIVE - REPAIR/REPLACE
33. IPMC 704.1 305-A SPRINKLER HEADS - PAINTED OVER - MUST BE SERVICED BY LICENSED CONTRACTOR FOR SPRINKLERS
34. IPMC 305.1 305-A KITCHEN - WASHING MACHINE PAN - CRACKED - REPLACE
35. IPMC 604.2 305-A BATHROOM - GFCI PAINTED OVER - REPLACE MUST REMAIN GFCI
36. IPMC 704.1 301 SPRINKLER HEADS - PAINTED OVER - MUST BE SERVICED BY LICENSED CONTRACTOR FOR SPRINKLERS
37. IPMC 702.3 215 BEDROOM - DOORS - KEY LOCK - REMOVE - NOT PERMITTED
38. IPMC 304.7 213 ROOF - DRIP EDGE - FALLING OFF - REPAIR
39. IPMC 403.2 209 2ND FLOOR - BATHROOM - VENT FAN - DEFECTIVE - REPAIR/REPLACE
40. IPMC 603.1 201-A FURNACE - NEEDS MAINTENANCE AND REPAIRS MADE
41. IPMC 504.1 219-B KITCHEN - FAUCET LOOSE - REPAIR
42. IPMC 604.3 219-A KITCHEN - OUTLETS - NO POWER (BY WALL SWITCH AREA) - REPAIR/REPLACE
43. IPMC 402.3 213 1ST FLOOR - BATHROOM - VENT FAN - CLOGGED
44. IPMC 305.1 213 KITCHEN - GARBAGE DISPOSAL - PROVIDE RUBBER GROMET
45. IPMC 305.1 215 LAUNDRY ROOM - REMOVE PORTABLE DISHWASHER
46. IPMC 603.1 215 KITCHEN - STOVE - NOT WORKING - REPAIR/REPLACE

47. IPMC 702.3 215 1ST BEDROOM – DOOR – LOCK – REMOVE – NOT PERMITTED
48. IPMC 305.6 215 MECHANICAL ROOM – CHECK LOCK ON DOOR – DEFECTIVE
49. IPMC 305.3 207 2ND FLOOR HALLWAY – CHECK FOR LEAK – REPAIR – PREPARE AND PAINT
50. IPMC 605.3 207 2ND FLOOR HALLWAY – PROVIDE MISSING LIGHT GLOBE
51. IPMC 305.1 211 KITCHEN –REFRIGERATOR – PAN CRACKED ON PAN – REPAIR/REPLACE
52. IPMC 304.7 211 ROOF – DRIP EDGE – DEFECTIVE – REPAIR/REPLACE
53. IPMC 305.3 111-B BATHROOM – CEILING – WATER LEAK – REPAIR - PREPARE AND PAINT
54. IPMC 604.3 111-A KITCHEN – OUTLET TO RIGHT OF SINK – REVERSE POLARITY – REPAIR
55. IPMC 604.3 111-A LIVING ROOM – CHECK OUTLET TO RIGHT OF TV STAND – NO POWER
56. IPMC 603.1 113 1ST FLOOR – DUCT – SHOWING DIRT
57. IPMC 305.1 113-C FURNACE ROOM – CEILING – HOLE – REPAIR
58. IPMC 305.1 113-D FURNACE ROOM – WATER LEAK IN CEILING AROUND HOT WATER HEATER AREA - REPAIR
59. IPMC 704.1 2ND & 3RD FLOOR HALLWAY – EMERGENCY LIGHTS – DEFECTIVE – REPAIR/REPLACE
60. IPMC 604.3 113-E BATHROOM – GFCI – DEFECTIVE – REPAIR/REPLACE – MUST REMAIN GFCI
61. IPMC 603.1 113-F FURNACE AREA – CHECK CONDENSATION LINE & PUMP – REPAIR
62. IPMC 305.4 109-A FURNACE ROOM – FLOOR – LEAK – REPAIR
63. IPMC 305.4 109-A FURNACE ROOM – MOLD ON FLOOR – REPAIR – CLEAN AND SANITIZE
64. IPMC 504.1 109-A KITCHEN – SINK – LOW WATER PRESSURE
65. IPMC 704.2 109-A SMOKE DETECTOR – LOW DECIBEL – REPLACE – MUST REMAIN ELECTRIC

66. IPMC 604.3 109-A KITCHEN - ELECTRICAL OUTLET - DEFECTIVE - REPAIR/REPLACE
67. IPMC 304.7 BUILDING 312 & 314 - ROOF RIDGE VENT - REPAIR - BUILDING PERMIT WILL BE REQUIRED
68. IPMC 704.1 COMMUNITY CENTER AREA - EXIT LIGHT & BACKUP LIGHTS - NOT WORKING - REPAIR/REPLACE
69. IPMC 603.1 GAS METERS - CONNECTION TO BUILDING - NEED TO BE SLEEVED OR HARDFIPIED - WORK MUST BE DONE BY LICENSED PLUMBER/GAS FITTER - PERMITS WILL BE REQUIRED
70. IPMC 403.5 DRYER VENTS - REMOVE EXCESS LINE AND CLEAN OUT VENTS
71. IPMC 403.2 BATHROOM - VENT FANS - ALL CLOGGED - CLEAN OUT THROUGHOUT COMPLEX
72. IPMC 704.2 / 704.3 ALL UNITS - PROVIDE ELECTRIC HARDWIRED SMOKE DETECTORS IN ALL SLEEPING ROOMS - ELECTRICAL PERMIT WILL BE REQUIRED
73. IPMC 304.14 ALL UNITS - WINDOWS SCREENS - PROVIDE
74. IPMC 308.3 ALL UNITS - ALL TRASH CANS MUST HAVE LIDS WITH ADDRESS ON EACH CAN PER CITY CODE
75. IPMC 504.1 ALL UNITS - HOT WATER HEATER EXPANSION TANKS - SECURE WITH STRAPPING - PLUMBING PERMITS REQUIRED
76. IPMC 305.3 ALL ELECTRIC METER ROOMS - HOLES IN CEILINGS - FILL HOLES
77. IRC 315.1 ALL UNITS - PROVIDE CO DETECTORS ON THE LEVEL WHERE SLEEPING ROOMS ARE LOCATED

ALL ELECTRICAL, MECHANICAL, BUILDING AND PLUMBING WORK WILL REQUIRE PERMITS TO DO THE WORK AND FINAL INSPECTIONS ON THESE ITEMS WILL BE CONDUCTED BY THE CITY OF ANNAPOLIS INSPECTORS FOR THAT TRADE - ANY QUESTIONS, PLEASE FEEL FREE TO CONTACT US AT 410-263-7946

REINSPECTION SCHEDULED ON SEPTEMBER 19-20, 2016 AT 9:30 A.M.

CITY OF ANNAPOLIS

PROPERTY MAINTENANCE CORRECTION NOTICE RENT1605-033

PROPERTY ADDRESS: EASTPORT TERRACE APARTMENTS

PROPERTY OWNER: Annapolis Housing Authority
c/o Raylyne R. Shaw
1217 Madison Street
Annapolis, MD 21403

DATE OF INSPECTION: May 12, 2016

INSPECTION TYPE: ANNAUL

INSPECTOR: MARY EMRICK, ADAM KNIGHT, STEVE ANDREWS & HENRY GUTIERREZ

VIOLATION(S)

No. Code Ref. Unit

PRESIDENT STREET

1. IPMC 104.2 1101 UNIT CURRENTLY VACANT – NO GAS IN THE UNIT
2. IPMC 704.2 1101 1ST BEDROOM – SMOKE DETECTOR – NOT SOUNDING – REPLACE
3. IPMC 305.6 1101 BATHROOM – DOOR – OFF HINGES – REPAIR
4. IPMC 603.1 1102 MECHANICAL ROOM – HOT WATER HEATER – VENT STACK – LEANING – SECURE TO CEILING
5. IPMC 305.3 1102 BATHROOM – WALL – MOLD – REPAIR – PREPARE AND PAINT
6. IPMC 305.3 1102 BATHROOM – WALL AREA BY TUB SURROUND – CRACKED – REPAIR – PREPARE AND PAINT
7. IPMC 604.3 1102 BATHROOM – SWITCH PLATE – CRACKED – REPLACE
8. IPMC 603.1 1102 MASTER BEDROOM – VENT PIPE – PROVIDE BLANK

9. IPMC 704.2 1102 ALL BEDROOMS – PROVIDE ELECTRIC SMOKE DETECTORS
10. IPMC 604.3 1102 LIVING ROOM - SWITCH PLATE AT DOOR – CRACKED – REPAIR/REPLACE
11. IPMC 305.3 1103 KITCHEN – WALL BY REAR DOOR – COMPLETE REPAIR – PREPARE AND PAINT
12. IPMC 305.3 1103 KITCHEN – PLASTER – FLAKING – REPAIR – PREPARE AND PAINT
13. IPMC 504.1 1103 KITCHEN – SINK FAUCET – PROVIDE AERATOR
14. IPMC 603.1 1103 KITCHEN – STOVE – REAR BURNER – DEFECTIVE – REPAIR/REPLACE
15. IPMC 605.3 1103 KITCHEN – LIGHT FIXTURE – PROVIDE GLOBE
16. IPMC 604.3 1103 STAIRWAY – 3 WAY SWITCH AT TOP OF STAIRS – NOT WORKING – REPLACE
17. IPMC 605.3 1103 2ND BEDROOM – LIGHT FIXTURE – PROVIDE GLOBE
18. IPMC 504.1 1103 BATHROOM – TUB SURROUND – RECAULK
19. IPMC 504.1 1104 KITCHEN – SINK – CLOGGED – REPAIR IMMEDIATELY
20. IPMC 305.3 1104 KITCHEN – WALL BEHIND WASHER – HOLE – REPAIR – PREPARE AND PAINT
21. IPMC 504.1 1104 KITCHEN – SINK FAUCET – DRIPPING – REPAIR
22. IPMC 704.2 1104 2ND FLOOR – SMOKE DETECTOR – LOOSE – SECURE TO CEILING
23. IPMC 603.1 1104 KITCHEN – STOVE – MALFUNCTIONING – REPAIR/REPLACE
24. IPMC 605.1 1104 BEDROOM - LIGHT FIXTURE – NOT WORKING – REPAIR/REPLACE
25. IPMC 605.3 1104 BEDROOM - LIGHT FIXTURE – PROVIDE GLOBE
26. IPMC 305.3 1105 KITCHEN – CEILING – FALLING DOWN – REPAIR IMMEDIATELY – PREPARE AND PAINT
27. IPMC 305.3 1105 KITCHEN – REAR WALL AT WINDOW – HOLE – REPAIR – PREPARE AND PAINT

28. IPMC 305.1 1105 KITCHEN – BACKSPLASH – RECAULK
29. IPMC 604.3 1105 KITCHEN – GFCI – DEFECTIVE – REPLACE – MUST REMAIN GFCI
30. IPMC 603.1 1105 KITCHEN – STOVE – RIGHT SIDE BURNERS – DEFECTIVE – REPAIR/REPLACE
31. IPMC 305.6 1105 1ST BEDROOM – DOOR – PROVIDE HARDWARE
32. IPMC 305.6 1105 1ST BEDROOM – DOOR – JAMB BUSTED - REPLACE
33. IPMC 305.6 1105 2ND BEDROOM – DOOR – JAMB BUSTED – REPLACE
34. IPMC 702.3 1105 2ND BEDROOM – DOOR – DEADBOLT – REMOVE
35. IPMC 403.2 1105 BATHROOM – LIGHT/FAN FIXTURE – FALLING DOWN – SECURE & CLEAN
36. IPMC 504.1 1105 BATHROOM – TUB FAUCET – DRIPPING – REPAIR/REPLACE
37. IPMC 305.4 1105 BATHROOM – FLOOR AREA AT TUB – RECAULK
38. IPMC 504.1 1105 BATHROOM – TUB SURROUND – RECAULK
39. IPMC 305.1 1105 BATHROOM – SOAP DISH & TOWEL BAR - PROVIDE
40. IPMC 305.3 1105 LIVING ROOM – WALL AT WINDOW – HOLES – REPAIR – PREPARE AND PAINT
41. IPMC 309.1 1105 EXTERMINATE – ROACHES
42. IPMC 704.1 1106 LOW BATTERY CHIRP – PROVIDE BATTERIES IN SMOKE DETECTORS
43. IPMC 504.1 1106 BATHROOM – TUB SURROUND – RECAULK
44. IPMC 605.3 1107 HALLWAY – LIGHT FIXTURE – PROVIDE GLOBE
45. IPMC 603.1 1107 KITCHEN – STOVE – RIGHT SIDE BURNERS – DEFECTIVE – REPAIR/REPLACE

46. IPMC 304.1 1181-1184 - RETAINING WALL - LEANING - REPAIR
47. IPMC 704.2 1181 BEDROOMS - PROVIDE ELECTRIC SMOKE DETECTORS & CO DETECTOR ON 2NF FLOOR AREA
48. IPMC 504.1 1182 KITCHEN - SINK FAUCET - DRIPPING - REPAIR
49. IPMC 505.4 1182 MECHANICAL ROOM - HOT WATER HEATER - REPLACE
50. IPMC 604.3 1182 KITCHEN - LIGHT FIXTURE - COVER/GLOBE - PROVIDE
51. IPMC 605.1 1182 DOWNSTAIRS BEDROOM - LIGHT FIXTURE - SHORT - REPAIR
52. IPMC 305.1 1182 BEDROOM - NEEDS TO BE RENOVATED
53. IPMC 604.3 1182 1ST FLOOR - BEDROOM - LIGHT FIXTURE - SHORT - REPAIR IMMEDIATELY
54. IPMC 305.5 1183 STAIRS - HANDRAIL - REATTACH - SECURE
55. IPMC 605.3 1183 STAIRSWAY - LIGHT FIXTURE AT TOP - PROVIDE GLOBE
56. IPMC 704.2 1183 LOW BATTERY CHIRP - PROVIDE BATTERIES FOR SMOKE DETECTORS
57. IPMC 305.3 1184 KITCHEN - WALLS - DEFECTIVE - REPAIR - PREPARE AND PAINT
58. IPMC 305.1 1184 HOUSEKEEPING - THROUGHOUT UNIT - TENANTS ADVISED ON SITE
59. IPMC 305.3 1184 LIVING ROOM - WALL - PLASTER DEFECTIVE - REPAIR - PREPARE AND PAINT
60. IPMC 605.3 1184 KITCHEN - LIGHT FIXTURE - PROVIDE GLOBE
61. IPMC 305.3 1184 KITCHEN - CEILING - ACCESS PANEL - MOLD - REPAIR - PREPARE AND PAINT
62. IPMC 603.1 1184 LIVING ROOM - THERMOSTAT - DEFECTIVE - REPLACE
63. IPMC 604.3 1184 2ND BEDROOM - OUTLET BY BED - DEFECTIVE - REPLACE

- 64. IPMC 702.1 1184 3RD BEDROOM – AC UNIT IN ROOM – CANNOT BE USED IN WINDOW – BLOCKS MEANS OF EGRESS
- 65. IPMC 504.1 1184 BATHROOM – TUB SURROUND – RECAULK
- 66. IPMC 305.3 1184 BATHROOM – CEILING – REPAIR – PREPARE AND PAINT
- 67. IPMC 403.2 1184 BATHROOM – VENT FAN/LIGHT FIXTURE – CLEAN OUT
- 68. IPMC 605.1 1184 STAIRWAY – WIRE MOULDING – LOOSE – SECURE

MEDGAR EVERST STREET

- 69. IPMC 305.1 REAR EXTERIOR AREAS OF MEDGAR EVERST STREET – DEBRIS, TIRES, ETC REMOVE
- 70. IPMC 403.2 1134 BATHROOM – VENT FAN/LIGHT FIXTURE – FALLING DOWN – REPAIR
- 71. IPMC 305.3 1134 BATHROOM – CEILING – REPAIR – PREPARE AND PAINT
- 72. IPMC 305.3 1134 2ND FLOOR – HALLWAY – REPAIR – PREPARE AND PAINT
- 73. IPMC 305.3 1134 STAIRWAY – UPPER WALL – HOLE – REPAIR – PREPARE AND PAINT
- 74. IPMC 603.1 1134 MECHANICAL ROOM – HOT WATER HEATER VENT – BIRD INSIDE ALIVE
- 75. IPMC 704.1 1135 LOW BATTERY CHIRP – PROVIDE BATTERIES FOR SMOKE DETECTORS
- 76. IPMC 605.3 1135 2ND FLOOR – HALLWAY – LIGHT FIXTURE – PROVIDE GLOBE
- 77. IPMC 604.3 1135 STAIRWAY – 3 WAY SWITCH – DEFECTIVE – REPLACE
- 78. IPMC 704.1 1135 1ST FLOOR – ELECTRIC SMOKE DETECTOR – DEFECTIVE – REPAIR
- 79. IPMC 504.1 1135 BATHROOM – TOILET RUNS CONTINUOUSLY – REPAIR
- 80. IPMC 305.3 1136 KITCHEN – CEILING – REPAIR – PREPARE AND PAINT
- 81. IPMC 603.1 1136 KITCHEN – STOVE – KNOBS – PROVIDE

82. IPMC 604.3 1136 LIVING ROOM – LIGHT FIXTURE – PROVIDE COVER
83. IPMC 305.4 1136 BATHROOM – FLOOR – DEFECTIVE – REPLACE
84. IPMC 604.2 1137 NO ELECTRIC IN THE UNIT
85. IPMC 702.1 1137 PLYWOOD WINDOW FOR AC UNIT – REMOVE
86. IPMC 304.15 1138 ENTRANCE DOOR – J MOLD – REPLACE
87. IPMC 504.1 1138 EXTERIOR – FRONT WATER FAUCET – REPAIR
88. IPMC 305.1 1138 KITCHEN – COUNTEROP EDGING – REATTACH
89. IPMC 305.6 1138 2ND BEDROOM – DOOR – STRIKE PLATE – MISSING – PROVIDE
90. IPMC 504.1 1138 BATHROOM – TUB SURROUND – RECAULK
91. IPMC 704.2 1139 BEDROOMS – PROVIDE ELECTRIC SMOKE DETECTORS & CO
92. IPMC 305.3 1140 LIVING ROOM – CEILING – REPAINT
93. IPMC 305.3 1141 1ST FLOOR – ALL CEILINGS – PEELING PAINT – REPAIR – PREPARE AND PAINT
94. IPMC 305.3 1142 KITCHEN – WALL BEHIND WASHING MACHINE – REPAIR – PREPARE AND PAINT
95. IPMC 605.1 1142 BATHROOM – LIGHT FIXTURE – DEFECTIVE – REPAIR/REPLACE
96. IPMC 305.3 1143 MECHANICAL ROOM – HOLES – REPAIR – PREPARE AND PAINT
97. IPMC 702.3 1143 BOTH BEDROOM DOORS – KEY LOCKS – REMOVE – NOT PERMITTED
98. IPMC 305.3 1143 HALLWAY – WALL AT DOORS – DEFECTIVE – REPAIR – PREPARE AND PAINT
99. IPMC 605.2 1144 KITCHEN – GFCI – DEFECTIVE – REPLACE MUST REMAIN GFCI

100. IPMC 604.3 1144 BATHROOM – GFCI – DEFECTIVE – REPLACE MUST REMAIN GFCI
101. IPMC 603.1 1145 MECHANICAL ROOM – FRESH AIR VENT – REMOVE TAPE
102. IPMC 603.3 1145 MECHANICAL ROOM – STORAGE & FLAMMABLES – REMOVE – NOT PERMITTED
103. IPMC 605.1 1145 MECHANICAL ROOM – HOT WATER HEATER – RECEPCITAL –
104. IPMC 305.6 1145 MECHANICAL ROOM – DOOR – DEFECTIVE
105. IPMC 304.15 1145 ENTRANCE DOOR – LOOSE – REPAIR/REPLACE
106. IPMC 604.3 1146 BATHROOM – GFCI – DEFECTIVE – REPLACE MUST REMAIN GFCI
107. IPMC 304.15 1147 ENTRANCE DOOR – J MOULDING – REPLACE
109. IPMC 704.2 1147 1ST FLOOR – ELECTRIC SMOKE DETECTOR – DEFECTIVE – REPLACE
110. IPMC 304.15 1148 REAR DOOR – WEATHER STRIPPING – PROVIDE
111. IPMC 704.2 1149 1ST FLOOR – ELECTRIC SMOKE DETECTOR – REMOVE
112. IPMC 403.2 1149 BATHROOM – VENT FAN/LIGHT FIXTURE – CLOGGED – CLEAN OUT
113. IPMC 605.1 1149 BATHROOM – REMOVE SMALL HEATER
114. IPMC 504.1 1150 EXTERIOR – WATER FAUCET – REPLACE
115. IPMC 605.3 1150 LIVING ROOM – LIGHT FIXTURE – PROVIDE GLOBE
116. IPMC 603.1 1150 KITCHEN – STOVE – RIGHT FRONT BURNER – DEFECTIVE – REPAIR/REPLACE
117. IPMC 305.1 1150 KITCHEN – CABINET DRAWER – MISSING – PROVIDE
118. IPMC 704.2 1150 2ND FLOOR – ELECTRIC SMOKE DETECTOR – DEFECTIVE – REPLACE
119. IPMC 403.2 1150 BATHROOM – VENT FAN/LIGHT FIXTURE – CLOGGED – CLEAN OUT

120. IPMC 704.2 1150 ALL BEDROOMS – PROVIDE ELECTRIC SMOKE DETECTORS
121. IPMC 305.4 1150 2ND FLOOR – CABLE WIRE – SECURE – TRIPPING HAZARD
122. IPMC 305.1 1151 HOUSEKEEPING – THROUGHOUT
123. IPMC 605.1 1151 MECHANICAL ROOM – ELECTRICAL BOX – SECURE
124. IPMC 704.2 1151 ALL BEDROOMS – PROVIDE ELECTRIC SMOKE DETECTORS
125. IPMC 305.3 1151 BATHROOM – CEILING – REPAIR – PREPARE AND PAINT
126. IPMC 603.3 1151 MECHANICAL ROOM – CLOTHES AND DEBRIS – REMOVE – NOT PERMITTED
127. IPMC 603.3 1151 MECHANICAL ROOM – HANGERS ON WATER AND GAS LINES - REMOVE
128. IPMC 505.4 1152 MECHANICAL ROOM – HOT WATER HEATER – FLUE – REPAIR
129. IPMC 305.3 1153 KITCHEN – CEILING – PEELING PAINT – REPAIR – PREPARE AND PAINT
130. IPMC 704.2 1153 1ST FLOOR – ELECTRIC SMOKE DETECTOR – REMOVED - REPLACE

FREDERICK DOUGLAS STREET

131. IPMC 305.3 1108 MECHANICAL ROOM – HOLE BEHIND HOT WATER HEATER – REPAIR – PREPARE AND PAINT
132. IPMC 603.1 1108 KITCHEN – STOVE – NOT WORKING – REPAIR/REPLACE
133. IPMC 605.1 1108 ELECTRICAL ISSUES THROUGHOUT – REPAIR
134. IPMC 304.15 1108 FRONT DOOR – KNOB – BROKEN – REPLACE
135. IPMC 605.3 1108 LIGHT FIXTURES – THROUGHOUT – PROVIDE GLOBES
136. IPMC 704.2 1108 1ST FLOOR – ELECTRIC SMOKE DETECTORS – DEFECTIVE – REPLACE

137. IPMC 505.4 1108 HOT WATER HEATER – VENT PIPE NEEDS TO BE SECURED – REPAIR
138. IPMC 305.3 1108 REAR BEDROOM – CEILING –REPAIR – PREPARE AND PAINT
139. IPMC 605.2 1108 KITCHEN -- GFCI – DEFECTIVE – REPLACE MUST REMAIN GFCI
140. IPMC 704.2 1109 LOW BATTERY CHIRPS – PROVIDE BATTERIES
141. IPMC 603.1 1109 KITCHEN – STOVE – RIGHT FRONT&LEFT REAR BURNERS – DEFECTIVE – REPAIR/REPLAC
142. IPMC 504.1 1109 BATHROOM – SINK – FAUCET -- LOOSE
143. IPMC 403.2 1109 BATHROOM – VENT FAN – CLOGGED – CLEAN OUT
144. IPMC 305.4 1109 1ST BEDROOM -- FLOOR TILES – DEFECTIVE –REPLACE
145. IPMC 305.6 1109 2ND BEDROOM – DOOR – HOLE – REPLACE
146. IPMC 305.3 1109 2ND BDROOM – CEILING – REPAIR – PREPARE AND PAINT
147. IPMC 603.1 1110 KITCHEN – STOVE – LEFT FRONT BURNERS – DEFECTIVE – REPAIR/REPLACE
148. IPMC 305.1 1110 KITCHEN -- REFRIGERATOR – BOTTOM SEAL -- DEFECTIVE – REPLACE
149. IPMC 604.3 1110 KITCHEN – SWITCH PLATE – CRACKED – REPLACE
150. IPMC 704.2 1110 1ST & 2ND FLOOR – ELECTRIC SMOKE DETECTORS – REMOVED – PROVIDE
151. IPMC 504.1 1110 BATHROOM – TUB – RUSTED – REPLACE
152. IPMC 305.3 1110 BATHROOM – WALLS – MOLD – REPAJR – PREPARE AND PAINT
153. IPMC 504.1 1110 BATHROOM – SINK – CRACKED – REPLACE
154. IPMC 505.4 1111 HOT WATER HEATER – VENT PIPE – SECURE
155. IPMC 603.1 1112 KITCHEN – STOVE – 2 BURNERS – DEFECTIVE – REAIR/REPLACE

156. IPMC 604.32 1112 KITCHEN - GFCI AT SINK - DEFECTIVE - REPLACE MUST REMAIN GFCI
157. IPMC 603.1 1113 KITCHEN - STOVE - RIGHT FRONT BURNER - DEFECTIVE - REPAIR/REPLACE
158. IPMC 305.3 1113 KITCHEN - WALL AT WINDOW - REPAIR - PREPARE AND PAINT
159. IPMC 605.3 1113 KITCHEN - LIGHT FIXTURE - PROVIDE GLOBE
160. IPMC 305.3 1113 KITCHEN - CEILING - PEELING PAINT - REPAIR - PREPARE AND PAINT
161. IPMC 305.3 1113 LIVING ROOM - CEILING - PEELING PAINT - REPAIR - PREPARE AND PAINT
162. IPMC 704.2 1113 2ND FLOOR - ELECTRIC SMOKE DETECTOR - DEFECTIVE - REPLACE
163. IPMC 504.1 1113 BATHROOM - SINK FAUCET KNOB - LOOSE - REPAIR
164. IPMC 305.3 1113 BATHROOM - FLAKING PAINT - REPAIR - PREPARE AND PAINT
165. IPMC 504.1 1113 BATHROOM - TOILET - LEAKING AT BOTTOM - CHECK WAX RING - REPLACE
166. IPMC 305.3 1113 STAIRWAY - HOLE - REPAIR - PREPARE AND PAINT
167. IPMC 304.15 1114 FRONT DOOR - LOOSE - REPAIR
168. IPMC 604.3 1114 BATHROOM - GFCI - DEFECTIVE - REPLACE MUST REMAIN GFCI
169. IPMC 605.3 1115 KITCHEN - LIGHT FIXTURE - PROVIDE GLOBE
170. IPMC 305.3 1115 KITCHEN - CEILING - HOLE - REPAIR - PREPARE AND PAINT
171. IPMC 504.1 1115 KITCHEN - FAUCET - PROVIDE AERATOR
172. IPMC 603.3 1115 MECHANICAL ROOM - REMOVE HANGERS ON GAS/WATER LINES
173. IPMC 504.1 1115 BATHROOM - TOILET - LOOSE - SECURE

174. IPMC 504.1 1115 BATHROOM – TUB – RECAULK
175. IPMC 402.3 1115 MASTER BEDROOM & 2ND BEDROOMS – LIGHT FIXTURES – PROVIDE GLOBES
176. IPMC 305.4 1115 STAIRS – 2ND STEP – NOSING – DEFECTIVE – REPLACE
177. IPMC 704.2 1116 BEDROOMS – PROVIDE ELECTRIC SMOKE DETECTORS & CO DETECTOR ON 2ND FLOOR AREA
178. IPMC 305.3 1117 KITCHEN – CEILING – REPAIR – PREPARE AND PAINT
179. IPMC 504.1 1117 BATHROOM – REMOVE WASHING MACHINE FROM SHOWER
180. IPMC 702.1 1118 AC UNIT IN WINDOW – REMOVE – BLOCKS EGRESS
181. IPMC 304.14 1118 SCREEN DOOR – HOLES IN SCREEN – REPAIR/REPLACE
182. IPMC 704.2 1118 1ST & 2ND FLOOR – ELECTRIC SMOKE DETECTORS – REMOVED – REPLACE
183. IPMC 704.2 1118 LOW BATTERY CHIRPS – PROVIDE BATTERIES
184. IPMC 605.3 1118 BATHROOM – LIGHT FIXTURE – PROVIDE GLOBE
185. IPMC 305.3 1118 KITCHEN – CEILING – FLAKING PAINT – REPAIR – PREPARE AND PAINT
186. IPMC 305.3 1118 KITCHEN – COUNTERTOPS – RECAULK
187. IPMC 704.2 1119 1ST FLOOR – ELECTRIC SMOKE DETECTOR – REMOVED – PROVIDE
188. IPMC 304.15 1120 BOTH SCREEN DOORS – REPAIR
189. IPMC 604.3 1120 REAR BEDROOM – OUTLET – DEFECTIVE – REPLACE
190. IPMC 504.1 1120 WASHING MACHINE – REMOVE
191. IPMC 305.6 1120 REAR BEDROOM – DOOR – HOLE – REPLACE
192. IPMC 605.3 1121 KITCHEN – LIGHT FIXTURE – PROVIDE GLOBE

193. IPMC 604.3 1121 1ST FLOOR – BEDROOM – LIGHT SWITCH – SHORT
194. IPMC 605.3 1121 1ST FLOOR – LIGHT FIXTURE – PROVIDE GLOBE
195. IPMC 305.4 1121 KITCHEN – FLOOR TILES – REPLACE
196. IPMC 305.1 1121 KITCHEN – RANGE HOOD – RUSTED – REPLACE
197. IPMC 604.3 1121 THROUGHOUT – OUTLETS & SWITCHES – PAINTED OVER – REPLACE
198. IPMC 304.4 1121 2ND FLOOR – ALL FLOOR TILES – REPLACE
199. IPMC 604.3 1121 BATHROOM – LIGHT ABOVE SINK – DEFECTIVE – RE PAIR/REPLACE
200. IPMC 504.1 1121 BATHROOM – TUB & TOILET – RECAULK
201. IPMC 403.2 1121 BATHROOM – VENT FAN – COVER – PROVIDE
202. IPMC 304.14 1121 WINDOWS – SCREENS – PROVIDE
203. IPMC 605.3 1121 ALL BEDROOMS – LIGHT FIXTURES – PROVIDE GLOBES
204. IPMC 604.3 1121 3RD BEDROOM – OUTLET – SHORT – REPLACE
205. IPMC 305.6 1121 3RD BEDROOM – DOOR JAMB – BUSTED – REPLACE
206. IPMC 305.6 1122 2ND FLOOR – BATHROOM – DOOR JAMB – BROKEN – REPLACE
207. IPMC 305.3 1122 2ND FLOOR BATHROOM – MOLD – REPAIR – PREPARE AND PAINT
208. IPMC 305.3 1122 BEDROOM – CEILING – REPAIR – PREPARE AND PAINT
209. IPMC 604.3 1123 LIVING ROOM – OUTLET – DEFECTIVE – REPLACE
210. IPMC 305.1 1123 KITCHEN – DRAWER FRONT – BROKEN – REPLACE

211. IPMC 605.3 1123 KITCHEN - LIGHT FIXTURE - PROVIDE GLOBE
212. IPMC 603.1 1123 KITCHEN - STOVE - FRONT BURNERS - DEFECTIVE - REPAIR/REPLACE
213. IPMC 603.1 1123 MECHANICAL ROOM - FURNACE & HOT WATER HEATER VENT - REPLACE
214. IPMC 403.2 1123 2ND BATHROOM - VENT FAN - DEFECTIVE - REPLACE
215. IPMC 504.1 1123 2ND BATHROOM - TOILET - LOOSE - REPAIR
216. IPMC 305.6 1123 REAR BEDROOM - DOOR - REPLACE
217. IPMC 305.6 1123 REAR BEDROOM - DOOR FRAME - REPLACE
218. IPMC 704.2 1124 1ST FLOOR - ELECTRIC SMOKE DETECTOR - HANGING - SECURE
219. IPMC 605.1 1124 STAIRS - 3 WAY SWITCH - REPLACE
220. IPMC 305.3 1124 KITCHEN - CEILING - COMPLETE REPAIR - PREPARE AND PAINT
221. IPMC 305.3 1124 BATHROOM - FLAKING PAINT - REPAIR - PREPARE AND PAINT
222. IPMC 403.2 1124 BATHROOM - VENT FAN - CLOGGED - CLEAN OUT
223. IPMC 605.3 1124 2ND BEDROOM - LIGHT FIXTURE - PROVIDE GLOBE
224. IPMC 704.2 1125 BEDROOM - SMOKE DETECTOR - PROVIDE
225. IPMC 304.13 1126 2ND FLOOR - BATHROOM WINDOW - REPLACE
226. IPMC 605.1 1126 2ND BEDROOM - LIGHT BROKEN - REPLACE
227. IPMC 305.3 1126 DRYWALL REPAIRS - THROUGHOUT - REPAIR - PREPARE AND PAINT
228. IPMC 504.1 1127 BATHROOM - TUB - RECAULK
229. IPMC 605.1 1127 BATHROOM - LIGHT ABOVE SINK - DEFECTIVE - REPAIR/REPLACE

- 230. IPMC 309.4 1128 KITCHEN – RODENT – HOLE – REPAIR – EXTERMINATE
- 231. IPMC 604.3 1128 KITCHEN – GFCI – DEFECTIVE – REPLACE
- 232. IPMC 305.3 1128 BATHROOM – CEILING – REPAIR – PREPARE AND PAINT
- 233. IPMC 704.2 1128 1ST & 2ND FLOOR – ELECTRIC SMOKE DETECTORS – REMOVE – PROVIDE
- 234. IPMC 704.2 1128 ALL BEDROOMS – PROVIDE ELECTRIC SMOKE DETECTORS
- 235. IPMC 305.3 1129 KITCHEN – PEELING PAINT – REPAIR – PREPARE AND PAINT
- 236. IPMC 305.3 1129 LIVING ROOM – PEELING PAINT – REPAIR – PREPARE AND PAINT
- 237. IPMC 305.1 1129 POOR HOUSEKEEPING – TENANT'S RESPONSIBILITY
- 238. IPMC 305.1 1130 KITCHEN – CABINET FRONTS – BROKEN – REPLACE
- 239. IPMC 309.4 1130 EXTERMINATE – ROACHES
- 240. IPMC 504.1 1130 BATHROOM – TUB – RECAULK
- 241. IPMC 605.3 1130 BATHROOM – LIGHT FIXTURE – PROVIDE GLOBE
- 242. IPMC 305.1 1130 BATHROOM – TOWEL BAR – PROVIDE
- 243. IPMC 702.3 1130 1ST BEDROOM – DOOR – KEY LOCK – REMOVE – NOT PERMITTED
- 244. IPMC 702.3 1130 MIDDLE BEDROOM – DOOR LOCKED FROM INSIDE – PROVIDE ACCESS
- 245. IPMC 305.3 1130 LIVING ROOM – HOLES IN WALL BY WINDOW – REPAIR – PREPARE AND PAINT
- 246. IPMC 704.2 1130 ALL BEDROOMS – PROVIDE ELECRIC SMOKE DETECTORS
- 247. IPMC 304.15 1131 FRONT DOOR – J MOULDING – REPAIR

- 248. IPMC 704.2 1131 LOW BATTERY CHIRP – PROVIDE BATTERIES
- 249. IPMC 305.1 1131 KITCHEN – BACKSPLASH – RECAULK
- 250. IPMC 305.3 1131 MECHANICAL ROOM – FLAKING PAINT – REPAIR – PREPARE AND PAINT
- 251. IPMC 604.3 1132 ELECTRICAL ISSUES THROUGHOUT UNIT
- 252. IPMC 603.1 1133 KITCHEN – STOVE LEFT REAR BURNER – DEFECTIVE – REPAIR/REPLACE
- 253. IPMC 605.1 1133 KITCHEN – STOVE HOOD & LIGHT – DEFECTIVE – REPLACE
- 254. IPMC 305.3 1133 1ST BEDROOM – PEELING PAINT – REPAIR – PREPARE AND PAINT
- 255. IPMC 505.4 1154 MECHANICAL ROOM- HOT WATER HEATER – VENT PIPE – REPLACE
- 256. IPMC 104.2 1155 TENANT SICK – PROVIDE ACCESS UPON REINSPECTION DATE
- 257. IPMC 603.3 1156 MECHANICAL ROOM – STORAGE – REMOVE NOT PERMITTED
- 258. IPMC 605.3 1156 2ND FLOOR – LIGHT FIXTURE – PROVIDE GLOBE
- 259. IPMC 304.14 1156 FRONT WINDOWS – SCREENS – PROVIDE
- 260. IPMC 704.2 1157 BEDROOMS – PROVIDE ELECTRIC SMOKE DETECTORS & CO DETECTOR THROUGHOUT
- 261. IPMC 603.1 1158 KITCHEN – STOVE – BURNERS – DEFECTIVE – REPAIR/REPLACE
- 262. IPMC 305.1 1158 KITCHEN – STOVE – RANGE HOOD – RUSTED – REPLACE
- 263. IPMC 305.1 1158 KITCHEN – CABINET EDGING – REATTACH
- 265. IPMC 305.1 1158 POOR HOUSEKEEPING – TENANT'S RESPONSIBILITY
- 266. IPMC 305.3 1158 KITCHEN – WALLS & CEILING AT STOVE AREA – GREASE – TENANT NEEDS TO CLEAN
- 267. IPMC 305.3 1158 1ST BEDROOM- CHIPPING PAINT – REPAIR – PREPARE AND PAINT

- 268. IPMC 305.4 1158 2ND FLOOR - LANDING- FLOOR TILES - DEFECTIVE - REPLACE
- 269. IPMC 504.1 1158 BATHROOM - TUB - RECAULK
- 270. IPMC 403.2 1158 BATHROOM - VENT FAN/LIGHT FIXTURE - CLEAN & SECURE
- 271. IPMC 504.1 1158 BATHROOM - TUB AT FLOOR - RECAULK
- 272. IPMC 305.3 1158 HALLWAY - WALL -- CRACK - REPAIR - PREPARE AND PAINT
- 273. IPMC 305.3 1158 1ST BEDROOM - WALL - CRACK - REPAIR - PREPARE AND PAINT
- 274. IPMC 304.15 1159 STORM DOOR - CLOSURE - PROVIDE
- 275. IPMC 305.3 1160 KITCHEN - CEILING ACCESS PANEL - FALLING DOWN -- SECURE - PREPARE AND PAINT
- 276. IPMC 403.2 1160 2ND FLOOR - BATHROOM - VENT FAN - DEFECTIVE - REPAIR/REPLACE
- 277. IPMC 704.2 1161 BEDROOM - PROVIDE ELECTRIC SMOKE DETECTORS
- 278. IPMC 304.10 1162 EXTERIOR CONCRETE STAIRS - DEFECTIVE AT RAIL - REPAIR
- 279. IPMC 309.1 1162 EXTERMINATE - ANTS
- 280. IPMC 604.3 1162 BATHROOM - SWITCH PLATE - CRACKED - REPLACE
- 281. IPMC 704.2 1162 BEDROOM - PROVIDE ELECTRIC SMOKE DETECTOR
- 282. IPMC 704.2 1162 HALLWAY - ELECTRIC SMOKE DETECTOR - DEFECTIVE - REPLACE
- 283. IPMC 604.3 1162 LIVING ROOM - SWITCH PLATE COVER - CRACKED - REPLACE
- 284. IPMC 603.1 1163 KITCHEN - STOVE LEFT FRONT & REAR RIGHT BURNERS - DEFECTIVE - REPAIR/REPLACE
- 285. IPMC 704.2 1163 1ST FLOOR - ELECTRIC SMOKE DETECTOR - REMOVED - PROVIDE

286. IPMC 604.3 1163 STAIRWAY - 3 WAY LIGHT SWITCH - DEFECTIVE - REPLACE 86

287. IPMC 305.3 1164 BEDROOM - CEILING - MOLD - REPAIR - PREPARE AND PAINT

288. IPMC 605.3 1164 BACK LEFT BEDROOM - LIGHT FIXTURE - COVER MISSING - PROVIDE

289. IPMC 309.1 1164 EXTERMINATE - RODENTS

290. IPMC 603.1 1165 KITCHEN - REAR RIGHT BURNERS - DEFECTIVE - REPAIR/REPLACE

291. IPMC 402.3 1166 BATHROOM - VENT FAN/LIGHT FIXTURE - CLOGGED - CLEAN OUT

292. IPMC 305.3 1166 BATHROOM - CEILING - REPAIR - PREPARE AND PAINT

293. IPMC 504.1 1166 BATHROOM - TUB - RECAULK

294. IPMC 704.2 1166 1ST BEDROOM - PROVIDE ELECTRIC SMOKE DETECTOR

295. IPMC 305.3 1166 1ST BEDROOM - CRACK IN WALL - REPAIR - PREPARE AND PAINT

296. IPMC 704.2 1166 2ND BEDROOM - PROVIDE ELECTRIC SMOKE DETECTOR

297. IPMC 704.2 1166 3RD BEDROOM - PROVIDE ELECTRIC SMOKE DETECTOR

298. IPMC 305.3 1167 KITCHEN - CEILING - PEELING PAINT - REPAIR - PREPARE AND PAINT

299. IPMC 605.1 1167 EXTERIOR LIGHT POLE - MISSING COVER - PROVIDE

300. IPMC 704.2 1168 BEDROOMS - PROVIDE ELECTRIC SMOKE DETECTORS & CO DETECTOR ON 2ND FLOOR AREA

301. IPMC 305.3 1169 KITCHEN - HOLES OVER STOVE @HVAC DUCT & GAS PIPING - REPAIR - PREPARE AND PAINT

302. IPMC 305.3 1169 KITCHEN - DRYWALL - PATCH AT SINK - REPAIR - PREPARE AND PAINT

303. IPMC 604.3 1169 STAIRS - 3 WAY SWITCH - REPAIR/REPLACE

304. IPMC 605.3 1169 BATHROOM - LIGHT FIXTURE - PROVIDE GLOBE

305. IPMC 403.2 1169 BATHROOM - VENT FAN/LIGHT - CLOGGED CLEAN OUT

306. IPMC 504.1 1169 BATHROOM - TUB - RECAULK

307. IPMC 504.1 1169 BATHROOM - TOILET - PROVIDE EXSCUTION PLATE - REPLACE

308. IPMC 305.3 1169 BATHROOM - CEILING - FLAKING PAINT - REPAIR PREPARE AND PAINT

309. IPMC 304.14 1169 BATHROOM - WINDOW - SCREEN PROVIDE

310. IPMC 305.1 1169 BATHROOM - VANITY CABINET REATTACH BASE & CABINET TO DOOR REPAIR

311. IPMC 603.1 1170 MECHANICAL ROOM - FURNACE VOLTAGE WIRE - EXPOSED - REPAIR IMMEDIATELY

312. IPMC 305.3 1170 KITCHEN - CEILING - REPAIR - PREAPRE AND PAINT

313. IPMC 504.1 1170 KITCHEN SINK FAUCET - DEFECTIVE REPAIR/REPLACE

314. IPMC 504.1 1170 BATHROOM - TUB - RECAULK

315. IPMC 504.1 1170 BATHROOM - TOILET - LOOSE - SECURE TO FLOOR

316. IPMC 702.1 1171 BEDROOM WINDOW - AC UNIT - REMOVE - BLOCKS MEANS OF EGRESS

317. IPMC 403.2 1171 BATHROOM - VENT FAN/LIGHT - DEFECTIVE - REPAIR/REPLACE

318. IPMC 504.1 1171 BATHROOM - TUB - RECAULK

319. IPMC 704.2 1171 BEDROOMS - PROVIDE ELECTRIC SMOKE DETECTORS & CO DETECTOR ON 2ND FLOOR AREA

320. IPMC 704.2 1172 BEDROOMS PROVIDE ELECTRIC SMOKE DETECTORS & CO DETECTOR ON 2ND FLOOR AREA

321. IPMC 704.2 1173 1ST FLOOR - ELECTRIC SMOKE DETECTOR - REMOVED - REPLACE

322. IPMC 305.3 1173 BATHROOM -CEILING - DEFECTIVE - REPAIR - PREPARE AND PAINT

- 323. IPMC 304.2 1173 EXTERIOR SOFFIT SIDING - MISSING
- 324. IPMC 305.1 1173 EXTERIOR HOUSEKEEPING - TRASH IN REAR OF BUILDING BEHIND UNIT
- 325. IPMC 704.2 1174 BEDROOMS - PROVIDE ELECTRIC SMOKE DETECTORS & CO DETECTOR ON 2ND FLOOR AREA
- 326. IPMC 305.3 1175 KITCHEN - WALL BELOW WINDOW- PEELING PAINT - REPAIR - PREPARE AND PAINT
- 327. IPMC 305.3 1176 STAIRWAY - HANDRAIL - DEFECTIVE - REPAIR
- 328. IPMC 604.3 1176 ELECTRIC SWITCH/OUTLETS -- THROUGHOUT - PAINTED OVER - REPLACE
- 329. IPMC 603.1 1176 LIVING ROOM - THERMOSTAT - REPLACE
- 330. IPMC 305.3 1176 KITCHEN - ACCESS IN CEILING - DEFECTIVE - REPAIR - PREPARE AND PAINT
- 331. IPMC 305.13 1176 KITCHEN - HOOD RANGE FAN - PROVIDE COVER
- 332. IPMC 704.2 1176 1ST FLOOR - SMOKE DETECTOR - REMOVED - REPLACE
- 333. IPMC 504.1 1176 BATHROOM - TOILET - LOOSE AND COCKED - REPAIR - CHECK WAX RING
- 334. IPMC 402.3 1176 2ND FLOOR - HALLWAY - LIGHT FIXTURE - PROVIDE GLOBE
- 335. IPMC 504.1 1176 BATHROOM - TUB - RECAULK
- 336. IPMC 305.4 1176 2ND FLOOR - FLOOR TILES - THROUGHOUT - DEFECTIVE - REPLACE
- 337. IPMC 605.3 1176 1ST BEDROOM - LIGHT FIXTURE - PROVIDE GLOBE
- 338. IPMC 702.1 1176 1ST BEDROOM - AC UNIT IN WINDOW - REMOVE - BLOCKS MEANS OF EGRESS
- 339. IPMC 604.3 1176 2ND BEDROOM - OUTLET - BROKEN - REPLACE
- 340. IPMC 305.4 1176 1ST FLOOR - TILE FLOOR - DEFECTIVE - REPLACE
- 341. IPMC 505.4 1177 MECHANICAL ROOM - HOT WATER HEATER PIPE - REPLACE

342. IPMC 605.1 1177 2ND FLOOR – HALLWAY LIGHT – DEFECTIVE – REPAIR/REPLACE

343. IPMC 605.1 1178 BEDROOMS – BOTH – LIGHT – PROVIDE

344. IPMC 603.1 1178 KITCHEN – STOVE – RIGHT REAR BURNERS –DEFECTIVE – REPAIR/REPLACE

345. IPMC 305.3 1178 BATHROOM – CEILING – REPAIR – PREPARE AND PAINT

346. IPMC 704.2 1179 BEDROOMS – PROVIDE ELECTRIC SMOKE DETECTORS & CO DETECTOR ON 2ND FLOOR AREA

347. IPMC 305.3 1180 BATHROOM – CEILING – FLAKING PAINT – REPAIR – PREPARE AND PAINT

348. IPMC 403.2 ALL BATHROOM – VENT FANS – ALL CLOGGED – CLEAN OUT THROUGHOUT COMPLEX

349. IPMC 704.2/704.3 ALL UNITS – PROVIDE ELECTRIC HARDWIRED SMOKE DETECTORS IN ALL SLEEPING ROOMS AND ALL LEVELS – ELECTRICAL PERMIT WILL BE REQUIRED

350. IRC 315.1 ALL UNITS – PROVIDE CO DETECTORS ON THE LEVEL OF THE SLEEPING ROOMS

351. IPMC 304.14 ALL UNITS – WINDOWS – SCREENS – PROVIDE

352. IPMC 505.4 ALL UNITS – HOT WATER HEATER FLUE PIPES NEED TO BE SECURE TO CEILING - PLUMBING PERMITS REQUIRED

353. IPMC 605.2 LAUNDRY – GFCI FOR WASHING MACHINES

354. IPMC 403.5 LAUNDRY – PROVIDE SCREENS IN DRYER VENTS

355. IPMC 603.1 LOUVERS OVER FRESH AIR INTAKE – REMOVE

356. NFPA 10.11.6.1 &2 GRILLS ON EXTERIOR – MUST BE USED 15FT AWAY FROM THE DWELLINGS

357. IPMC 605.2 ALL BATHROOMS & KITCHEN AREAS – PROVIDE GFCI OUTLETS AT AREAS BY SINKS

ALL ELECTRICAL, MECHANICAL, BUILDING AND PLUMBING WORK WILL REQUIRE PERMITS TO DO THE WORK AND FINAL INSPECTIONS ON THESE ITEMS WILL BE CONDUCTED BY THE CITY OF ANNAPOLIS INSPECTORS FOR THAT TRADE - ANY QUESTIONS, PLEASE FEEL FREE TO CONTACT US AT 410-263-7946

REINSPECTION SCHEDULED ON OCTOBER 17-18, 2016, AT 9:30 A.M.

CITY OF ANNAPOLIS

PROPERTY MAINTENANCE CORRECTION NOTICE RENT1605.069

PROPERTY ADDRESS: HARBOUR HOUSE APARTMENTS

PROPERTY OWNER: Annapolis Housing Authority
c/o Raylyne R. Shaw
1217 Madison Street
Annapolis, MD 21401

DATE OF INSPECTION: May 16-19, 2016

INSPECTION TYPE: ANNUAL

INSPECTOR: MARY EMRICK, ADAM KNIGHT, STEVE ANDREWS & HENRY GUTIERREZ

VIOLATION(S)

No. Code Ref. Unit

COMMUNITY/RECREATION CENTER BUILDING

1. IPMC 605.1 OFFICE CORRIDOR - 1ST FLOOR - EMERGENCY LIGHT AT END OF HALL - NOT WORKING - REPAIR/REPLACE
2. IPMC 305.3 MULTI-PURPOSE ROOM - CEILING - TILES STAINED - MAY INDICATE ROOF LEAK OR CONDENSATION LINE - REPAIR - CHECK ROOF FOR POSSIBLE LEAKS
3. IPMC 605.1 ZONE ROOM - REAR EMERGENCY LIGHT - NOT WORKING - REPAIR/REPLACE
4. IPMC 605.1 MAIN OFFICE - NO EMERGENCY LIGHTING - PROVIDE
5. IPMC 605.1 STAIR TOWER TO 2ND FLOOR - EMERGENCY LIGHT - NOT WORKING - REPAIR/REPLACE
6. IPMC 605.1 GREEN ROOM AT TOP OF STAIRS - EMERGENCY LIGHT - NOT WORKING - REPAIR/REPLACE
7. IPMC 605.1 SECONDARY EGRESS LIGHTING TO STAIRS (2ND FLOOR) NOT WORKING - REPAIR/REPLACE
8. IPMC 605.1 2ND FLOOR AREA - EXIT LIGHTING ONLY - NO EMERGENCY LIGHTING - PROVIDE

1012 PRESIDENT STREET

9. IPMC 704.2 B2 HALLWAY – ELECTRIC SMOKE DETECTOR – NOT SOUNDING – REPLACE
10. IPMC 704.2 B3 FRONT BEDROOM – PROVIDE ELECTRIC SMOKE DETECTORS
11. IPMC 704.2 B1 BEDROOMS – PROVIDE ELECTRIC SMOKE DETECTORS
12. IPMC 704.2 A1 MASTER BEDROOM – SMOKE DETECTOR – NOT SOUNDING – REPLACE
13. IPMC 704.2 A2 BOTH BEDROOMS – SMOKE DETECTORS – NOT SOUNDING – REPLACE
14. IPMC 704.2 A3 BEDROOMS – PROVIDE ELECTRIC SMOKE DETECTORS
15. IPMC 704.2 A4 VACANT – REHAB – PROVIDE ELECTRIC SMOKE DETECTORS IN BEDROOMS
16. IPMC 704.2 A4 VACANT – REHAB – PROVIDE COMBINATION SMOKE AND CO DETECTOR
17. IPMC 704.2 S4 BEDROOM – SMOKE DETECTOR – NOT SOUNDING – REPLACE
18. IPMC 604.3 S3 KITCHEN – BASE CABINET AT SINK – DOOR – BROKEN – REPAIR/REPLACE
19. IPMC 305.3 S3 LIVING ROOM – WALL – HOLE AT BALCONY DOOR – REPAIR – PREPARE AND PAINT
20. IPMC 504.1 S2 KITCHEN – SINK – FAUCET – LOOSE – REPAIR/REPLACE
21. IPMC 304.15 S1 SCREEN DOOR – REPLACE
22. IPMC 604.3 S1 KITCHEN – GFCI AT SINK – DEFECTIVE – REPLACE – MUST REMAIN GFCI
23. IPMC 704.2 3RD FLOOR COMMON AREA – SMOKE ALARM BROKEN – REPLACE

1006 PRESIDENT STREET

24. IPMC 104.2 B1 VACANT – GAS SHUT OFF IN UNIT

25. IPMC 704.2 B1 HALLWAY - ELECTRIC SMOKE DETECTOR - NOT SOUNDING - REPLACE

26. IPMC 704.2 B1 BEDROOM'S - PROVIDE ELECTRIC SMOKE DETECTORS

27. IPMC 704.2 B2 BOTH BEDROOMS - SMOKE DETECTORS - NOT SOUNDING - PROVIDE ELECTRIC SMOKE DETECTORS

28. IPMC 504.1 B2 KITCHEN - SINK - LEAKING UNDERNEATH - REPAIR

29. IPMC 704.2 B3 ALL BEDROOMS - PROVIDE ELECTRIC SMOKE DETECTORS

30. IPMC 704.2 A1 ALL BEDROOMS - PROVIDE ELECTRIC SMOKE DETECTORS

31. IPMC 604.3 A2 BATHROOM GFCI - LOOSE - REPAIR

32. IPMC 704.2 A2 HALLWAY - ELECTRIC SMOKE DETECTOR - NOT SOUNDING - REPLACE

33. IMC 704.2 A3 BEDROOMS - PROVIDE ELECTRIC SMOKE DETECTORS

34. IPMC 704.2 A4 BEDROOMS - SMOKE DETECTORS - NOT SOUNDING - PROVIDE ELECTRIC SMOKE DETECTORS

35. IPMC 704.2 S4 LOW BATTERY CHIRP - PROVIDE BATTERIES FOR SMOKE DETECTORS

36. IPMC 504.1 S4 BATHROOM - TOILET SEAT - BROKEN - REPLACE

37. IPMC 305.6 S4 BEDROOM - DOOR KNOB - BROKEN - REPLACE

38. IPMC 704.2 S3 HALLWAY - ELECTRIC SMOKE DETECTOR - HANGING - SECURE TO CEILING

39. IPMC 704.2 S3 LOW BATTERY CHIRP - PROVIDE BATTERIES FOR SMOKE DETECTORS

40. IPMC 704.2 S3 1ST BEDROOM - SMOKE DETECTOR - NOT SOUNDING - REPLACE

41. IPMC 704.2 S2 BEDROOMS - PROVIDE ELECTRIC SMOKE DETECTORS

42. IPMC 603.1 S1 KITCHEN - STOVE - LEFT REAR BURNER - DEFECTIVE - REPAIR/REPLACE

43. IPMC 704.2 S1 LOW BATTERY CHIRP - PROVIDE BATTERIES FOR SMOKE DETECTORS

44. IPMC 305.3 S1 BATHROOM – CEILING – PEELING PAINT – REPAIR – PREPARE AND PAINT

45. IPMC 304.15 ENTRANCE DOOR – ADJUST – DOESN'T SHUT COMPLETELY – ALARM SOUNDS

1115 MADISON STREET

46. IPMC 302.1 TRASH IN EXTERIOR WINDOW WELL AREA – REMOVE

47. IPMC 304.3 B1 ENTRANCE DOOR - PROVIDE UNIT NUMBER ON DOOR

48. IPMC 704.2 B1 1ST BEDROOM – SMOKE DETECTOR – NOT SOUNDING – PROVIDE ELECTRIC SMOKE DETECTOR

49. IPMC 304.3 B2 ENTRANCE DOOR - PROVIDE UNIT NUMBER ON DOOR

50. IPMC 603.1 B2 KITCHEN – STOVE – HOOD VENT – DEFECTIVE – REPAIR/REPLACE

51. IPMC 704.2 B2 2ND BEDROOM – SMOKE DETECTOR – NOT SOUNDING – PROVIDE ELECTRIC SMOKE DETECTOR

52. IPMC 605.1 B3 KITCHEN – STOVE – HOOD & LIGHT – DEFECTIVE – REPAIR/REPLACE

53. IPMC 704.2 B3 2ND BEDROOM – SMOKE DETECTOR – NOT SOUNDING – PROVIDE ELECTRIC SMOKE DETECTOR

54. IPMC 604.3 A1 KITCHEN – GFCI – DEFECTIVE – REPLACE – MUST REMAIN GFCI

55. IPMC 704.2 A1 HALLWAY – ELECTRIC SMOKE DETECTOR – NOT SOUNDING – REPLACE

56. IPMC 305.3 A1 BATHROOM – CEILING – PEELING PAINT – REPAIR – PREPARE AND PAINT

57. IPMC 704.2 A1 BEDROOMS – PROVIDE ELECTRIC SMOKE DETECTORS

58. IPMC 704.2 A3 BOTH BEDROOMS – PROVIDE ELECTRIC SMOKE DETECTORS

59. IPMC 504.1 A3 BATHROOM – TOILET HANDLE – LOOSE – REPAIR

60. IPMC 604.3 A3 KITCHEN - GFCI – WIRED TO REFRIGERATOR CIRCUIT – CANNOT DO THIS

61. IPMC 604.3 A3 KITCHEN PROVIDE REGULAR OUTLET FOR REFRIGERATOR

62. IPMC 704.2 A4 ALL SMOKE DETECTORS – NOT WORKING PROVIDE ELECTRIC SMOKE DETECTORS

63. IPMC 704.2 A2 ALL SMOKE DETECTORS - REMOVE PLASTIC COVERING

64. IPMC 702.3 S1 BEDROOM DOOR – KEY LOCK - REMOVE NOT PERMITTED

65. IPMC 305.1 S1 KITCHEN – CABINET DOOR – DEFECTIVE -REPAIR/REPLACE

66. IPMC 305.6 S1 KITCHEN – CLOSET DOOR – REPAIR

67. IPMC 504.1 S1 BATHROOM - TOILET - LOOSE – REPAIR

68. IPMC 305.3 S1 BATHROOM CEILING – REPAIR – PREPARE AND PAINT

69. IPMC 704.1 1ST FLOOR HALLWAY – FIRE EXTINGUISHER – PROVIDE GLASS COVER

70. IPMC 704.1 2ND FLOOR HALLWAY – FIRE EXTINGUISHER - PROVIDE

71. IPMC 704.1 1ST FLOOR – FIRE ALARM WIRE REATTACH – HANGING

72. IPMC 305.5 HANDRAILS - 1ST FLOOR TO 2ND TO 3RD FLOOR – REPLACE – CANNOT GRIP

73. IPMC 603.1 S2 KITCHEN – STOVE – RIGHT REAR BURNER DEFECTIVE –REPAIR/REPLACE

74. IPMC 704.2 S2 HALLWAY - ELECTRIC SMOKE DETECTOR – REMOVE - PROVIDE

75. IPMC 704.2 S3 ALL SMOKE DETECTORS – NOT WORKING - PROVIDE ELECTRIC SMOKE DETECTORS

76. IPMC 704.2 S4 BEDROOMS - PROVIDE ELECTRIC SMOKE DETECTORS

1125 MADISON STREET

77. IPMC 304.2 A1-A4 EXTERIOR SOFFIT AREA – FALLING DOWN ON BALCONY AREA – REPAIR

78. IPMC 704.2 B1 HALLWAY ELECTRIC – SMOKE DETECTOR – REMOVE - REPLACE

79. IPMC 704.2 B1 BOTH BEDROOMS – PROVIDE ELECTRIC SMOKE DETECTORS

80. IPMC 305.3 B1 2ND BEDROOM - WALL- HOLE - REPAIR - PREPARE AND PAINT

81. IPMC 605.1 B1 KITCHEN – STOVE – HOOD LIGHT – DEFECTIVE –REPAIR/REPLACE

82. IPMC 704.2 B2 HALLWAY – ELECTRIC SMOKE DETECTOR – NOT SOUNDING - REPLACE

83. IPMC 305.3 B2 BATHROOM – CEILING – REPAIR – PREPARE AND PAINT

84. IPMC 704.2 B2 BEDROOM – SMOKE DETECTOR – NOT SOUNDING – PROVIDE ELECTRIC SMOKE DETECTORS

85. IPMC 504.1 B3 BATHROOM – TUB - MOLD – CLEAN OUT

86. IPMC 704.2 B3 HALLWAY – ELECTRIC SMOKE DETECTOR – REMOVE – REPLACE

87. IPMC 604.3 B3 MASTER BEDROOM – OUTLET & SWITCH – PROVIDE COVER PLATES

88. IPMC 704.2 S1 BEDROOM – SMOKE DETECTOR – NOT SOUNDING – PROVIDE ELECTRIC SMOKE DETECTORS

89. IPMC 305.1 S1 POOR HOUSEKEEPING – THROUGIOUT

90. IPMC 309.1 S1 EXTERMINATE – ROACHES AND POSSIBLE BED BUGS

91. IPMC 305.1 S2 POOR HOUSEKEEPING – THROUGHOUT

92. IPMC 704.2 S2 ALL SMOKE DETECTORS – NOT WORKING -- PROVIDE ELECTRIC SMOKE DETECTORS

93. IPMC 304.15 S4 ENTRANCE DOOR – HANDLE – LOOSE –REPAIR

94. IPMC 704.2 S4 ALL SMOKE DETECTORS – NOT WORKING – PROVIDE ELECTRIC SMOKE DETECTORS

95. IPMC 704.2 S3 ALL BEDROOMS – PROVIDE ELECTRIC SMOKE DETECTORS

96. IPMC 305.4 A4 KITCHEN & BEDROOM – FLOOR TILES – CRACKED – REPLACE

97. IPMC 305.3 A1 BATHROOM - WALL - HOLE - REPAIR - PREPARE AND PAINT

98. IPMC 305.3 2ND FLOOR - COMMON HALLWAY - HOLE - REPAIR - PREPARE AND PAINT

99. IPMC 704.2 A2 BEDROOMS - SMOKE DETECTORS - NOT SOUNDING - PROVIDE ELECTRIC SMOKE DETECTORS

100. IPMC 305.3 A2 BATHROOM - CEILING - FLAKING PAINT - REPAIR - PREPARE AND PAINT

101. IPMC 704.2 A3 ALL SMOKE DETECTORS - NOT WORKING - PROVIDE ELECTRIC SMOKE DETECTORS

102. IPMC 305.3 A3 BATHROOM - CEILING - MOLD - REPAIR - PREPARE AND PAINT

103. IPMC 305.3 A3 BATHROOM - CEILING - HOLE - REPAIR - PREAPRE AND PAINT

1135 MADISON STREET

104. IPMC 605.1 1ST FLOOR - LIGHT FIXTURE - BROKEN COVER - REPLACE

105. IPMC 704.2 B1 BOTH BEDROOMS - PROVIDE ELECTRIC SMOKE DETECTORS

106. IPMC 704.2 B2 FRONT BEDROOM - SMOKE DETECTOR - BROKEN - REPLACE - PROVIDE ELECTRIC SMOKE DETECTOR

107. IRC 315.1 B2 HALLWAY - NO CO DETECTOR - PROVIDE

108. IPMC 305.3 B2 BATHROOM - CEILING - REPAIR - PREPARE AND PAINT

109. IPMC 304.3 B3 ENTRANCE DOOR - PROVIDE UNIT NUMBER

110. IPMC 704.2 B3 1ST BEDROOM - NO SMOKE DETECTOR - PROVIDE ELECTRIC SMOKE DETECTOR

111. IPMC 305.6 B3 1ST BEDROOM - DOOR KNOB - PROVIDE

112. IPMC 402.3 A1 BATHROOM - VENT FAN - DEFECTIVE -REPAIR/REPLACE

113. IPMC 704.2 A1 2ND BEDROOM - NO SMOKE DETECTOR - PROVIDE ELECTRIC SMOKE DETECTOR

114. IPMC 704.2 A2 REAR BEDROOM - SMOKE DETECTOR - NOT SOUNDING - PROVIDE ELECTRIC SMOKE DETECTOR

115. IPMC 605.1 A2 KITCHEN - LIGHT - DEFECTIVE - REPAIR/REPLACE
116. IPMC 605.1 A2 FURNACE ROOM - CABLE WIRE TOUCHING FLUE PIPE - REMOVE
117. IPMC 402.3 A2 BATHROOM - VENT FAN - DEFECTIVE - REPAIR/REPLACE
118. IPMC 704.2 A3 BEDROOMS PROVIDE ELECTRIC SMOKE DETECTORS
119. IPMC 704.2 A4 BEDROOMS NO SMOKE DETECTORS - PROVIDE ELECTRIC SMOKE DETECTORS
120. IPMC 605.1 A4 KITCHEN - HOOD LIGHT - DEFECTIVE - REPAIR/REPLACE
121. IPMC 402.3 S1 BATHROOM - VENT FAN - DEFECTIVE - REPAIR/REPLACE
122. IPMC 604.1 S2 NO ELECTRIC - VACANT UNIT
123. IPMC 305.5 HANDRAIL, 2ND TO 3RD FLOOR - BROKEN - REPLACE
124. IPMC 305.4 S3 KITCHEN FLOOR TILES - DEFECTIVE REPLACE
125. IPMC 603.1 S3 KITCHEN - STOVE - RIGHT SIDE BURNERS - DEFECTIVE - REPAIR/REPLACE
126. IPMC 305.3 S3 BATHROOM WALL BY SWITCH - HOLE - REPAIR - PREPARE AND PAINT
127. IPMC 704.2 S3 BEDROOMS - NO SMOKE DETECTORS - PROVIDE ELECTRIC SMOKE DETECTORS
128. IPMC 603.1 S3 FURNACE ROOM - FLUE PIPE - REPLACE
129. IPMC 305.3 S3 LIVING ROOM - WALL BEHIND ENTRANCE DOOR - COMPLETE REPAIR - PREPARE AND PAINT
130. IPMC 305.1 S4 POOR HOUSEKEEPING THROUGHOUT
131. IPMC 305.1 S4 PROVIDE ACCESS INSIDE UNIT - UNABLE TO ACCESS DUE TO HOUSEKEEPING
132. IPMC 604.3 3RD FLOOR COMMON AREA - LIGHT COVER - PROVIDE

1145 MADISON STREET

133. IPMC 704.2 B1 1ST BEDROOM – SMOKE DETECTOR – NOT SOUNDING – PROVIDE ELECTRIC SMOKE DETECTOR
134. IPMC 603.1 B1 FURNACE ROOM – FLUE PIPE ON EXHAUST - RECONNECT
135. IPMC 704.2 B2 2ND BEDROOM – SMOKE DETECTOR – NOT SOUNDING – PROVIDE ELECTRIC SMOKE DETECTOR
136. IPMC 603.1 B3 FURNACE ROOM – FILTER – WRONG SIZE – PROVIDE AND PUT ON COVER
137. IPMC 704.2 B3 1ST BEDROOM – SMOKE DETECTOR – NOT SOUNDING – PROVIDE ELECTRIC SMOKE DETECTOR
138. IPMC 704.2 A1 BEDROOM – NO SMOKE DETECTORS – PROVIDE ELECTRIC SMOKE DETECTORS
139. IPMC 305.5 2ND FLOOR – HANDRAIL – FROM 2ND FLOOR TO 1ST FLOOR – REPLACE
140. IPMC 704.1 2ND FLOOR – FIRE EXTINGUISHER – REMOVED – PROVIDE
141. IPMC 305.3 2ND FLOOR – COMMON HALLWAY – HOLE IN WALL - REPAIR – PREPARE AND PAINT
142. IPMC 704.2 A2 FRONT BEDROOM – SMOKE DETECTOR – NOT SOUNDING – PROVIDE ELECTRIC SMOKE DETECTORS
143. IPMC 603.1 A3 KITCHEN – STOVE – LEFT FRONT BURNER – DEFECTIVE – REPAIR/REPLACE
144. IPMC 605.1 A3 KITCHEN – LIGHT – DEFECTIVE – REPAIR/REPLACE
145. IPMC 603.1 A3 THERMOSTAT – PROVIDE COVER
146. IPMC 704.2 A3 BEDROOM – NO SMOKE DETECTOR – PROVIDE ELECTRIC SMOKE DETECTOR
147. IPMC 704.2 A3 HALLWAY – ELECTRIC SMOKE DETECTOR – NOT SOUNDING – REPLACE
148. IPMC 304.15 A3 SCREEN DOOR – HANDLE – PROVIDE
149. IPMC 305.3 A3 LIVING ROOM – WALL – PREPARE AND PAINT
150. IPMC 605.3 A3 LIVING ROOM – LIGHT COVER – PROVIDE

151. IPMC 304.15 A4 SCREEN DOOR – HANDLE – PROVIDE
152. IPMC 604.3 A4 KITCHEN – ALL GFCI'S PAINTED OVER – REPLACE – MUST REMAIN GFCI
153. IPMC 305.4 S1 FLOORING – THROUGHOUT – REPLACE
154. IPMC 402.3 S1 BATHROOM – VENT FAN – DEFECTIVE – REPAIR/REPLACE
155. IPMC 704.2 S1 BEDROOMS – NO SMOKE DETECTORS – PROVIDE ELECTRIC SMOKE DETECTORS
156. IPMC 704.2 S2 VACANT – REHAB – PROVIDE ELECTRIC SMOKE DETECTORS & CO DETECTOR
157. IPMC 704.2 S3 VACANT – REHAB - PROVIDE ELECTRIC SMOKE DETECTORS & CO DETECTOR
158. IPMC 603.1 S4 FURNACE ROOM – FLUE PIPE – CRACKED AT JOINT – REPLACE
159. IPMC 304.7 REAR GUTTER – REATTACH

1155 MADISON STREET

160. IPMC 305.1 BASEMENT – HALLWAY AREA – TRASH/LAUNDRY UNDER UPPER STAIRS – REMOVE
161. IPMC 704.1 BASEMENT – FIRE EXTINGUISHER – REMOVED – PROVIDE
162. IPMC 604.3 B1 KITCHEN – GFCI TO RIGHT OF SINK – DEFECTIVE – REPLACE MUST REMAIN GFCI
163. IPMC 704.2 B2 HALLWAY – ELECTRIC SMOKE DETECTOR – NOT SOUNDING - PROVIDE ELECTRIC SMOKE DETECTOR
164. IPMC 704.2 B2 2ND BEDROOM – SMOKE DETECTOR – NOT SOUNDING – PROVIDE ELECTRIC SMOKE DETECTOR
165. IPMC 305.3 B2 BATHROOM – ACCESS PANEL & VENT – RUSTED - REPLACE
166. IPMC 402.3 B3 BATHROOM – VENT FAN – DEFECTIVE – REPAIR/REPLACE
167. IPMC 704.2 S1 BEDROOMS -NO SMOKE DETECTORS - PROVIDE ELECTRIC SMOKE DETECTORS

168. IPMC 504.1 S1 BATHROOM - TOILET - LOOSE - REPAIR

169. IPMC 604.3 S1 BATHROOM - GFCI - DEFECTIVE - REPLACE - MUST REMAIN GFCI

170. IPMC 504.1 S2 BATHROOM - TOILET - LOOSE - REPAIR

171. IPMC 704.2 S2 HALLWAY - ELECTRIC SMOKE DETECTOR - REMOVED - PROVIDE ELECTRIC SMOKE DETECTOR

172. IPMC 704.2 S2 BOTH BEDROOMS - SMOKE DETECTORS - NOT SOUNDING - PROVIDE ELECTRIC SMOKE DETECTORS

173. IPMC 704.2 S3 BEDROOM - SMOKE DETECTOR - NOT SOUNDING - PROVIDE ELECTRIC SMOKE DETECTOR

174. IPMC 604.3 S3 LIVING ROOM - OUTLET ON LEFT WALL BY TV - DEFECTIVE - REPLACE

175. IPMC 603.1 S3 KITCHEN - STOVE - LEFT FRONT BURNER - DEFECTIVE - REPAIR/REPLACE

176. IPMC 304.6 S3 PORCH - CEILING - COLLAPSING - REPAIR IMMEDIATELY

177. IPMC 704.2 S4 BEDROOM - SMOKE DETECTOR - REMOVED - PROVIDE ELECTRIC SMOKE DETECTOR

178. IPMC 704.2 A1 BEDROOMS - PROVIDE ELECTRIC SMOKE DETECTORS

179. IPMC 305.3 A2 HALLWAY - WALL AT BATHROOM - HOLE - REPAIR - PREPARE AND PAINT

180. IPMC 704.2 A3 BEDROOM/S - NO SMOKE DETECTORS - PROVIDE ELECTRIC SMOKE DETECTORS

181. IPMC 604.3 A3 BATHROOM - GFCI - DEFECTIVE - REPLACE - MUST REMAIN GFCI

182. IPMC 704.2 A4 BEDROOM - SMOKE DETECTOR - NOT SOUNDING - PROVIDE ELECTRIC SMOKE DETECTOR

183. IPMC 504.1 A4 BATHROOM - TOILET - RUNS CONTINUOUSLY - REPAIR

184. IPMC 603.1 A4 KITCHEN - STOVE - LEFT FRONT BURNER - DEFECTIVE - REPAIR/REPLACE

185. IPMC 704.1 3RD FLOOR EXTINGUISHER - PROVIDE GLASS COVER

186. IPMC 305.4 BUILDING ENTRANCE - FLOOR TILES - DEFECTIVE - REPLACE

187. IPMC 304.15 BASEMENT - STORAGE ROOM - DOOR REPAIR - PROVIDE EGRESS DOOR

188. IPMC 504.1 BASEMENT - UTILITY ROOM - LEAK - WATER ALL OVER FLOOR - REPAIR

189. IPMC 605.1 BASEMENT - UTILITY ROOM - PROVIDE EMERGENCY LIGHTS

1165 MADISON STREET

190. IPMC 704.1 2ND FLOOR - EXTINGUISHER - REMOVED - PROVIDE

191. IPMC 704.1 MAIN LEVEL - FIRE LINE SYSTEM - JUNCTION BOX - BURNED - NO COVER - REPAIR - PROVIDE COVER

192. IPMC 305.1 BASEMENT - COMMON HALLWAY AREA - BAGS OF TRASH - REMOVE

193. IPMC 304.15 ENTRANCE DOOR - GLASS DOOR - SIDE PANEL - BROKEN - REPLACE GLASS

194. IPMC 704.2 B1 BEDROOMS - PROVIDE ELECTRIC SMOKE DETECTORS

195. IPMC 604.1 B2 NO ELECTRIC - OCCUPIED - TENANT HAS BEEN GIVEN 72 HOURS TO HAVE ELECTRIC BACK ON

196. IPMC 305.3 B3 MASTER BATHROOM - CEILING - REPAIR - PREPARE AND PAINT

197. IPMC 504.1 B3 HALLWAY - BATHROOM - SINK - FALLING OFF WALL - SECURE

198. IPMC 704.2 B3 MASTER BEDROOM - SMOKE DETECTOR - NOT SOUNDING - PROVIDE ELECTRIC SMOKE DETECTOR

199. IPMC 605.1 B3 KITCHEN - STOVE HOOD - DEFECTIVE - REPAIR/REPLACE

200. IPMC 604.3 B3 KITCHEN - GFCI TO LEFT OF SINK - DEFECTIVE - REPLACE MUST REMAIN GFCI

201. IPMC 704.2 A1 HALLWAY - ELECTRIC SMOKE DETECTOR - REMOVE - PROVIDE ELECTRIC SMOKE DETECTOR

202. IPMC 704.2 A1 BEDROOM - NO SMOKE DETECTOR - PROVIDE ELECTRIC SMOKE DETECTOR

203. IPMC 704.2 A2 BEDROOMS PROVIDE ELECTRIC SMOKE DETECTORS

204. IPMC 704.2 A3 BEDROOM NO SMOKE DETECTOR - PROVIDE ELECTRIC SMOKE DETECTOR

205. IPMC 604.3 A4 KITCHEN - GFCI - PAINTED OVER - REPLACE - MUST REMAIN GFCI

206. IPMC 704.2 S1 BEDROOM - NO SMOKE DETECTOR - PROVIDE ELECTRIC SMOKE DETECTOR

207. IPMC 704.2 S2 HALLWAY - ELECTRIC SMOKE DETECTOR - HANGING - SECURE

208. IPMC 402.3 S2 BATHROOM - VENT FAN - DEFECTIVE - REPAIR/REPLACE

209. IPMC 704.2 S2 BEDROOM - NO SMOKE DETECTORS - PROVIDE ELECTRIC SMOKE DETECTORS

210. IPMC 704.2 S3 BEDROOM NO SMOKE DETECTOR PROVIDE ELECTRIC SMOKE DETECTOR

211. IPMC 305.1 S4 KITCHEN - BASE CABINET - SINK - DOOR - BROKEN- REPAIR/REPLACE

212. IPMC 704.2 S4 LOW BATTERY CHIRP PROVIDE BATTERIES

213. IPMC 704.2 S4 HALLWAY - ELECTRIC SMOKE DETECTOR - HANGING - SECURE

214. IPMC 305.4 3RD FLOOR - STAIRWAY - TREADS - LOOSE

1175 MADISON STREET

215. IPMC 305.3 B1 KITCHEN WALL BEHIND STOVE - HOLE - REPAIR - PREPARE AND PAINT

216. IPMC 604.3 B1 BATHROOM LIGHT SWITCH - BROKEN - REPAIR

217. IPMC 402.3 B1 BATHROOM - VENT FAN - DEFECTIVE - REPAIR/REPLACE

218. IPMC 305.3 B1 BATHROOM - CEILING - WATER DAMAGE - REPAIR - PREPARE AND PAINT

219. IPMC 305.1 B1 BATHROOM - VANITY CABINET - DEFECTIVE - REPLACE

220. IPMC 504.1 B1 BATHROOM - TUB - RECAULK & REGROUT

221. IPMC 305.1 B2 LIVING ROOM – AC UNIT CANNOT BE USED IN WINDOW – 2ND MEANS OF EGRESS

222. IPMC 704.2 B2 MASTER BEDROOM – NO SMOKE DETECTOR – PROVIDE ELECTRIC SMOKE DETECTOR

223. IPMC 604.3 B2 BATHROOM – GFCI – DEFECTIVE – REPLACE – MUST REMAIN GFCI

224. IPMC 702.3 B3 MASTER BEDROOM – DOOR – KEY LOCK – REMOVE NOT PERMITTED

225. IPMC 704.2 B3 ALL SMOKE DETECTORS – ADA SMOKE – NOT WORKING – REPAIR/REPLACE

226. IPMC 305.1 B3 KITCHEN – STOVE AREA – GREASE ALL OVER WALLS – CLEAN

227. IPMC 603.1 B3 KITCHEN – STOVE – EXHAUST FAN – COVER – PROVIDE

228. IPMC 604.3 B3 KITCHEN – STOVE – GFCI – PAINTED OVER – REPLACE MUST REMAIN GFCI

229. IPMC 704.2 A1 FIRST BEDROOM – SMOKE DETECTOR – MISSING – PROVIDE ELECTRIC SMOKE DETECTOR

230. IPMC 305.1 A1 AC UNIT – NOT SEALED – REPAIR

231. IPMC 704.1 3RD FLOOR – SMOKE DETECTOR IN CORRIDOR – PROVIDE

232. IPMC 704.2 A2 2ND BEDROOM – SMOKE DETECTOR – NOT WORKING – PROVIDE ELECTRIC SMOKE DETECTOR

233. IPMC 704.2 A2 1ST BEDROOM – SMOKE DETECTOR – MISSING – PROVIDE ELECTRIC SMOKE DETECTOR

234. IPMC 304.15 A2 SCREEN DOOR – PROVIDE SCREEN

235. IPMC 704.2 A3 BOTH BEDROOMS – NO SMOKE DETECTORS – PROVIDE ELECTRIC SMOKE DETECTORS

236. IPMC 603.1 A4 KITCHEN – STOVE – RANGE HOOD – NOT WORKING – REPAIR/REPLACE

237. IPMC 304.15 A4 SCREEN DOOR – PROVIDE SCREEN

238. IPMC 305.3 A4 FURNACE ROOM – CEILING – DRYWALL – DEFECTIVE – REPAIR

239. IPMC 603.1 A4 FURNACE ROOM -- DEBRIS (LEAVES ETC) CLEAN OUT

240. IPMC 704.2 S1 VACANT - REHAB - NO SMOKE DETECTORS - PROVIDE ELECTRIC SMOKE DETECTORS AND CO DETECTOR

241. IPMC 704.2 S2 2ND BEDROOM - SMOKE DETECTOR - NOT SOUNDING - PROVIDE ELECTRIC SMOKE DETECTOR

242. IPMC 504.1 S2 KITCHEN - SINK -- FAUCET - LOOSE - REPAIR

243. IPMC 603.1 S2 FURNACE ROOM - DEBRIS - CLEAN OUT

244. IPMC 304.15 S3 SCREEN DOOR - PROVIDE SCREEN

245. IPMC 603.1 S3 KITCHEN - STOVE - RIGHT REAR BURNER - DEFECTIVE - REPAIR/REPLACE

246. IPMC 603.1 S3 FURNACE ROOM - FLUE FROM LOWER UNIT DISCONNECTED - REPAIR

247. IPMC 603.1 S3 FURNACE ROOM - DEBRIS - CLEAN OUT

248. IPMC 305.3 S4 BATHROOM - CEILING - REPAIR - PREPARE AND PAINT

249. IPMC 6043.3 S4 BATHROOM - GFCI - REPLACE - MUST REMAIN GFCI

250. IPMC 504.1 S4 BATHROOM - SINK - RECAULK AT WALL

1185 MADISON STREET

251. IPMC 304.15 ENTRANCE DOOR - SPRING ARM - BROKEN- REPAIR/REPLACE

252. IPMC 704.2 B1 HALLWAY - ELECTRIC SMOKE DETECTOR - REMOVE - PROVIDE ELECTRIC SMOKE DETECTOR

253. IPMC 704.2 B1 ALL 3 BEDROOMS - SMOKE DETECTOR -- NOT SOUNDING - PROVIDE ELECTRIC SMOKE DETECTORS

254. IPMC 504.1 B2 BATHROOM - HOTWATER SIDE - LOW WATER PRESSURE

255. IPMC 304.14 B2 WINDOW - SCREENS - PROVIDE

256. IPMC 304.15 B2 SCREEN DOOR - PROVIDE

257. IPMC 305.3 B2 LIVING ROOM - WALL AREA BY WINDOW - HOLE - REPAIR - PREPARE AND PAINT

258. IPMC 704.1 COMMON HALLWAY AREA - FIRE EXTINGUISHER - REMOVED - PROVIDE

259. IPMC 704.2 B3 PROVIDE ELECTRIC SMOKE DETECTORS IN BEDROOMS

260. IPMC 704.1 1ST FLOOR - FIRE EXTINGUISHER - MISSING - PROVIDE

261. IPMC 704.2 A1 3RD BEDROOM - SMOKE DETECTOR - NOT WORKING - PROVIDE ELECTRIC SMOKE DETECTOR

262. IPMC 704.2 A2 BEDROOMS - PROVIDE ELECTRIC SMOKE DETECTORS

263. IPMC 304.3 A3 ENTRANCE DOOR - PROVIDE UNIT NUMBER ON DOOR

264. IPMC 704.3 A3 1ST BEDROOM - SMOKE DETECTOR - NOT SOUNDING - PROVIDE ELECTRIC SMOKE DETECTOR

265. IPMC 605.1 A3 CLOSET - LIGHT - NOT WORKING - REPAIR/REPLACE

266. IPMC 304.15 A4 ENTRANCE DOOR - PROVIDE UNIT NUMBER ON DOOR

267. IPMC 704.2 A4 BEDROOMS - PROVIDE ELECTRIC SMOKE DETECTORS

268. IPMC 704.2 S1 1ST & 3RD BEDROOM - SMOKE DETECTORS - NOT SOUNDING - PROVIDE ELECTRIC SMOKE DETECTOR

269. IPMC 604.3 S1 2ND BATHROOM - GFCI - REPLACE - MUST REMAIN GFCI

270. IPMC 305.4 S1 BOTH BATHROOMS - THRESHOLD - REPAIR

271. IPMC 604.3 S1 1ST BATHROOM - GFCI - REPLACE - MUST REMAIN GFCI

272. IPMC 604.3 S1 KITCHEN STOVE - LEFT FRONT BURNER - DEFECTIVE - REPAIR/REPLACE

273. IPMC 604.3 S1 KITCHEN GFCI - DEFECTIVE - REPLACE - MUST REMAIN GFCI

274. IPMC 304.15 S1 ENTRANCE DOOR KNOB & LATCH - REPAIR

275. IPMC 704.2 S2 VACANT – REHAB – PROVIDE ELECTRIC SMOKE AND CO DETECTOR

276. IPMC 504.1 S3 BATHROOM – TOILET – RUNS CONTINUOUSLY – REPAIR

277. IPMC 305.3 S3 BATHROOM – CEILING – FLAKING PAINT – REPAIR – PREPARE AND PAINT

278. IPMC 704.2 S4 BEDROOMS – SMOKE DETECTOR – NOT SOUNDING – PROVIDE ELECTRIC SMOKE DETECTOR

279. IPMC 305.4 S4 LIVING ROOM – FLOOR – DEFECTIVE – REPAIR

280. IPMC 605.3 S4 DINING ROOM – LIGHT GLOBE – PROVIDE

1195 MADISON STREET

281. IPMC 603.1 BASEMENT – UTILITY ROOM – GAS LINE HANGING OFF WALL – SECURE

282. IPMC 305.3 BASEMENT – UTILITY ROOM – WALL IN CORNER – MOLD – REPAIR

283. IPMC 605.1 BASEMENT – UTILITY ROOM – EMERGENCY BACKUP LIGHTS – PROVIDE

284. IPMC 305.4 STAIRS – BASEMENT TO 1ST FLOOR – 1ST TO 2ND – CONCRETE NOSING – DEFECTIVE – REPAIR

285. IPMC 603.1 B1 KITCHEN – STOVE – BOTTOM DRAWER – DEFECTIVE – REPAIR/REPLACE

286. IPMC 305.3 B1 BATHROOM – WALL & CEILING – MOLD – REPAIR – PREPARE AND PAINT

287. IPMC 504.1 B1 BATHROOM – SINK – RECAULK AT WALL

288. IPMC 305.3 B1 HALLWAY – WALL BY BATHROOM – HOLE – REPAIR – PREPARE AND PAINT

289. IPMC 704.2 B1 BOTH BEDROOMS – SMOKE DETECTORS – NOT SOUNDING – PROVIDE ELECTRIC SMOKE DETECTOR

290. IPMC 704.2 B2 HALLWAY – ELECTRIC SMOKE DETECTOR – NOT SOUNDING – PROVIDE ELECTRIC SMOKE DETECTOR

291. IPMC 605.1 B2 HALLWAY – WIRES HANGING OUT OF BOX – REPAIR

292. IPMC 504.1 B2 WASHING MACHINE - IN UNIT - NO HOOK UP

293. IPMC 604.3 B2 DINING ROOM - OUTLET - BROKEN - REPLACE - PROVIDE COVER PLATE

294. IPMC 704.2 B3 BOTH BEDROOMS - SMOKE DETECTORS - NOT SOUNDING - PROVIDE ELECTRIC SMOKE DETECTORS

295. IPMC 302.9 STAIRWAY WALL AREA - COMMON AREA - GRAFFITI - CLEAN UP

296. IPMC 305.1 A1 KITCHEN - CABINET UNDER SINK- REPLACE

297. IPMC 605.1 A1 CLOSET - LIGHT - BROKEN - REPLACE

298. IPMC 603.1 A2 KITCHEN - STOVE - LEFT REAR BURNER - DEFECTIVE -REPAIR/REPLACE

299. IPMC 704.2 A2 BOTH BEDROOMS - SMOKE DETECTOR - NOT SOUNDING - PROVIDE ELECTRIC SMOKE DETECTORS

300. IPMC 305.3 A2 BATHROOM - PEELING PAINT - REPAIR - PREPARE AND PAINT

301. IPMC 704.2 A3 2ND BEDROOM - SMOKE DETECTOR - NOT WORKING - PROVIDE ELECTRIC SMOKE DETECTOR

302. IPMC 305.3 A3 BATHROOM - PEELING PAINT - REPAIR - PREPARE AND PAINT

303. IPMC 704.2 A4 BEDROOM - SMOKE DETECTOR - NOT WORKING - PROVIDE ELECTRIC SMOKE DETECTOR

304. IPMC 704.2 S1 BEDROOM - SMOKE DETECTOR - NOT SOUNDING - PROVIDE ELECTRIC SMOKE DETECTOR

305. IPMC 704.2 S2 BEDROOM - SMOKE DETECTOR - NOT SOUNDING - PROVIDE ELECTRIC SMOKE DETECTOR

306. IPMC 305.3 S2 BATHROOM - CHILING - FLAKING PAINT - REPAIR - PREPARE AND PAINT

307. IPMC 704.2 S3 LOW BATTERY CHIRP - PROVIDE BATTERIES

308. IPMC 504.1 S4 KITCHEN - SINK - TRAP - LEAKING - REPAIR

309. IPMC 704.2 S4 BEDROOM - SMOKE DETECTOR - REMOVE - PROVIDE ELECTRIC SMOKE DETECTOR

310. IPMC 504.1 S4 BATHROOM - SINK - RECAULK

311. IPMC 305.4 S4 DINING ROOM - FLOOR - REPAIR

1205 MADISON STREET

312. IPMC 304.14 B1 WINDOW - SCREENS - PROVIDE

313. IPMC 603.1 B1 FURNACE ROOM - FLUE PIPE - RUSTED - REPLACE

314. IPMC 603.3 B1 FURNACE ROOM - OLD CABLE EQUIPMENT - CAP OFF

315. IPMC 305.3 B1 BATHROOM - CEILING - CHIPPING PAINT - REPAIR - PREPARE AND PAINT

316. IPMC 504.1 B1 BATHROOM - TUB - RECAULK

317. IPMC 504.1 B1 BATHROOM - SHOWER AREA - SOAP DISH - PROVIDE

318. IPMC 305.1 B1 BATHROOM - SINK - SOAP DISH - PROVIDE

319. IPMC 402.3 B1 BATHROOM - VENT FAN - DEFECTIVE - REPAIR/REPLACE

320. IPMC 704.2 B1 1ST BEDROOM - SMOKE DETECTOR - NOT SOUNDING - PROVIDE ELECTRIC SMOKE DETECTOR

321. IPMC 704.2 B1 HALLWAY - ELECTRIC SMOKE DETECTOR - NOT SOUNDING - PROVIDE ELECTRIC SMOKE DETECTOR

322. IPMC 504.1 B2 BATHROOM - TUB - RECAULK

323. IPMC 305.3 B2 BATHROOM - CEILING - MOLD - REPAIR - PREPARE AND PAINT

324. IPMC 603.3 B3 FURNACE ROOM - CABLE BOX STUFF - REMOVE

325. IPMC 603.1 B3 FURNACE ROOM - CLEAN OUT LEAVES AND DEBRIS

326. IPMC 704.2 B3 HALLWAY - ELECTRIC SMOKE DETECTOR - REMOVED - PROVIDE ELECTRIC SMOKE DETECTOR

327. IPMC 704.2 B3 1ST BEDROOM – SMOKE DETECTOR – NOT SOUNDING – PROVIDE ELECTRIC SMOKE DETECTOR

328. IPMC 603.1 B3 THERMOSTAT - COVER – PROVIDE

329. IPMC 305.3 B3 LIVING ROOM – WALL – REPAIR – PREPARE AND PAINT

330. IPMC 305.3 B3 BATHROOM – ACCESS PANEL – RUSTED – REPAIR – PREPARE AND PAINT

331. IPMC 305.3 B3 BATHROOM – WALL AT TUB – DEFECTIVE – REPAIR

332. IPMC 305.1 B3 BATHROOM – TOWEL BAR – PROVIDE

333. IPMC 504.1 B3 BATHROOM – TUB – CLEAN AND RECAULK

334. IPMC 504.1 B3 BATHROOM – TOILET – LEAKING – CHECK WAX RING – REPAIR

335. IPMC 604.3 B3 KITCHEN- GFCI – PAINTED OVER - REPLACE MUST REMAIN GFCI

336. IPMC 304.3 B3 ENTRANCE DOOR – PROVIDE UNIT NUMBER ON DOOR

337. IPMC 305.5 HANDBRAIL – 1ST FLOOR TO 2ND FLOOR – WOOD – REPLACE

338. IPMC 704.2 A1 2ND BEDROOM – SMOKE DETECTOR – NOT SOUNDING – PROVIDE ELECTRIC SMOKE DETECTOR

339. IPMC 305.3 A1 HALLWAY – WALL – REPAIR – PREPARE AND PAINT

340. IPMC 305.3 A1 1ST BEDROOM – FLOOR & WALL – REPAIR

341. IPMC 305.3 A1 BATHROOM- PEELING PAINT – REPAIR – PREPARE AND PAINT

342. IPMC 305.4 A1 LIVING ROOM- FLOOR – DEFECTIVE –REPAIR

343. IPMC 704.2 A2 BOTH BEDROOMS – SMOKE DETECTOR – NOT SOUNDING – PROVIDE ELECTRIC SMOKE DETECTORS

344. IPMC 603.1 A2 KITCHEN – STOVE – RANGE HOOD – MISSING – PROVIDE

345. IPMC 305.3 A2 BATHROOM – WALL & CEILING – MOLD – REPAIR – PREPARE AND PAINT

346. IPMC 604.3 A3 KITCHEN GFCI - DEFECTIVE REPLACE - MUST REMAIN GFCI

347. IPMC 603.1 A4 FURNACE ROOM- BIRD'S NEST - REMOVE - CLEAN OUT AND PROVIDE SCREEN

348. IPMC 704.2 S1 SMOKE DETECTORS - THROUGHOUT - NOT WORKING - PROVIDE ELECTRIC SMOKE DETECTORS

349. IPMC 604.3 S1 KITCHEN- GFCI & OUTLETS - REPLACE - GFCI MUST REMAIN GFCI

350. IPMC 605.1 S1 KITCHEN - LIGHT - DEFECTIVE - REPAIR/REPLACE

351. NFPA 10.11.6 S1 GRILL ON BALCONY - NOT PERMITTED TO BE STORED OR USED ON THIS LEVEL.

352. IPMC 305.1 S2 KITCHEN - 2 CABINET DOORS - BROKEN- RIGHT OF REFRIGERATOR - REPAIR/REPLACE

353. IPMC 305.3 S2 BATHROOM- PEELING PAINT - REPAIR - PREPARE AND PAINT

354. IPMC 504.1 S2 BATHROOM- TOILET - RUNS CONTINUOUSLY - REPAIR

355. IPMC 305.1 S2 AC UNIT - SEAL AROUND UNIT

356. IPMC 304.15 S2 SCREEN DOOR - PROVIDE SCREEN

357. IPMC 704.2 S2 LOW BATTERY CHIRP - PROVIDE BATTERIES

358. IPMC 603.1 S2 FURNACE ROOM- BIRD'S NEST REMOVE & CLEAN OUT - PROVIDE SCREEN

359. IPMC 704.2 S3 BEDROOMS - PROVIDE ELECTRIC SMOKE DETECTORS

360. IPMC 603.1 S4 KITCHEN- STOVE - RIGHT REAR BURNER - DEFECTIVE - REPAIR/REPLACE

361. IPMC 704.2 S4 HALLWAY - ELECTRIC SMOKE DETECTOR - REMOVED - PROVIDE ELECTRIC SMOKE DETECTOR

362. IPMC 305.3 S4 BATHROOM- PEELING PAINT - REPAIR - PREPARE AND PAINT

363. IPMC 402.3 S4 BATHROOM - VENT FAN - DEFECTIVE - REPAIR/REPLACE

364. NFPA 10.11.6 S4 GAS GRILL ON BALCONY - REMOVE - NOT PERMITTED TO USE OR STORE ON THIS LEVEL.

1215 MADISON STREET

365. IPMC 302.1 EXTERIOR - BASEMENT UTILITY ROOM ACCESS - CHAIR CUSHIONS & DEBRIS - REMOVE

366. IPMC 605.1 UTILITY ROOM - EMERGENCY EXIT LIGHT - PROVIDE

367. IPMC 305.3 UTILITY ROOM - WALL - MOLD - REPAIR

368. IPMC 504.1 B1 KITCHEN - SINK - FAUCET - DRIPPING - REPAIR

369. IPMC 704.2 B2 BOTH BEDROOMS - NO SMOKE DETECTORS - PROVIDE ELECTRIC SMOKE DETECTORS

370. IPMC 305.1 B2 KITCHEN- CABINET DOOR - DEFECTIVE (JUST NEEDS TO BE GLUED)

371. IPMC 504.1 B3 KITCHEN - SINK - FAUCET - DRIPPING - REPAIR

372. IPMC 604.3 B3 KITCHEN- GFCI - PAINTED OVER - REPLACE MUST REMAIN GFCI

373. IPMC 704.2 B3 MASTER BEDROOM- SMOKE DETECTOR - NOT SOUNDING - PROVIDE ELECTRIC SMOKE DETECTOR

374. IPMC 704.2 A1 BEDROOMS - PROVIDE ELECTRIC SMOKE DETECTORS

375. IPMC 702.3 A2 1ST BEDROOM - NO ACCESS - KEY LOCK ON DOOR - PROVIDE ACCESS - REMOVE KEY LOCK

376. IPMC 305.6 A2 BEDROOM - DOOR - HOLE - REPLACE

377. IPMC 704.2 A2 2ND BEDROOM - NO SMOKE DETECTOR - PROVIDE ELECTRIC SMOKE DETECTOR

378. IPMC 305.6 A3 HALLWAY - CLOSET DOOR - PAINT

379. IPMC 305.6 A3 1ST BEDROOM- DOOR - HOLE - REPLACE

380. IPMC 309.1 A4 EXTERMINATE - ROACH AND MICE INFESTATION PROBLEM

381. IPMC 305.3 A4 LIVING ROOM - WALL - HOLE - REPAIR - PREPARE AND PAINT

382. IPMC 604.3 A4 BATHROOM- GFCI – DEFECTIVE – REPLACE – MUST REMAIN GFCI

383. IPMC 704.2 S1 SMOKE DETECTORS - THROUGHOUT – NOT WORKING – PROVIDE ELECTRIC SMOKE DETECTORS

384. IPMC 305.3 S1 BATHROOM – PEELING PAINT – REPAIR – PREPARE AND PAINT

385. IPMC 605.3 S1 BATHROOM- LIGHT GLOBE – PROVIDE

386. IPMC 504.1 S1 KITCHEN – FAUCET – DRIPPING – REPAIR

387. IPMC 704.2 S2 BEDROOM- NO SMOKE DETECTOR – PROVIDE ELECTRIC SMOKE DETECTOR

388. IPMC 704.2 S3 BEDROOMS – PROVIDE ELECTRIC SMOKE DETECTORS

389. IPMC 704.2 S4 BEDROOM – SMOKE DETECTOR – MISSING – PROVIDE ELECTRIC SMOKE DETECTOR

390. IPMC 504.1 S4 BATHROOM- TUB – RECAULK

391. IPMC 304.15 S4 SCREEN DOOR – BUGS COMING IN THROUGH SCREEN – REPAIR

1150 MADISON STREET

392. IPMC 305.3 UTILITY ROOM – CEILING – HOLES – REPAIR

393. IPMC 604.3 B1 KITCHEN- GFCI – PAINTED OVER – REPLACE MUST REMAIN GFCI

394. IPMC 605.1 B1 KITCHEN - PANEL – PAINTED OVER – OPEN UP

395. IPMC 305.1 B1 KITCHEN- DRAWER FRONT – PROVIDE

396. IPMC 305.3 B1 BATHROOM – CEILING – LEAKING FROM UPSTAIRS – REPAIR – PREPARE AND PAINT

397. IPMC 504.1 B1 BATHROOM – TOILET – RUNS CONTINUOUSLY – REPAIR

398. IPMC 704.2 B1 HALLWAY – ELECTRIC SMOKE DETECTOR – LOW DECIBEL – REPLACE - MUST REMAIN ELECTRIC

399. IPMC 704.2 B1 ALL 3 BEDROOMS – NO SMOKE DETECTORS – PROVIDE ELECTRIC SMOKE DETECTORS

400. IPMC 704.2 B2 BOTH BEDROOMS- SMOKE DETECTORS – NOT SOUNDING – PROVIDE ELECTRIC SMOKE DETECTORS

401. IRC 315.1 B2 HALLWAY- PROVIDE CO DETECTOR – MISSING

402. IPMC 504.1 B3 KITCHEN – SINK – LEAKING UNDERNEATH – REPAIR

403. IPMC 704.2 B3 1ST BEDROOM – SMOKE DETECTOR – NOT SOUNDING- PROVIDE ELECTRIC SMOKE DETECTOR

404. IPMC 305.3 A1 BATHROOM – CEILING- PEELING PAINT – REPAIR – PREPARE AND PAINT

405. IPMC 402.3 A1 BATHROOM – VENT FAN – DEFECTIVE – REPAIR/REPLACE

406. IPMC 604.3 A2 KITCHEN – GFCI RIGHT OF SINK- DEFECTIVE – REPLACE MUST REMAIN GFCI

407. IPMC 704.2 A3 BOTH BEDROOMS – SMOKE DETECTORS – NOT SOUNDING – PROVIDE ELECTRIC SMOKE DETECTORS

408. IPMC 305.1 A3 BEDROOM – POOR HOUSEKEEPING

409. IPMC 704.2 A4 LOW BATTERY CHIRP – PROVIDE BATTERIES

410. IPMC 704.2 A4 BEDROOM – SMOKE DETECTOR – NOT SOUNDING – PROVIDE ELECTRIC SMOKE DETECTOR

411. IPMC 504.1 S1 KITCHEN – SINK – FAUCET – DRIPPING – REPAIR

412. IPMC 603.1 S1 KITCHEN – STOVE – LEFT REAR BURNER – DEFECTIVE – REPAIR/REPLACE

413. IPMC 604.3 S1 KITCHEN – GFCI – REPLACE – MUST REMAIN GFCI

414. IPMC 704.2 S1 BEDROOMS – NO SMOKE DETECTORS – PROVIDE ELECTRIC SMOKE DETECTORS

415. IPMC 704.2 S1 HALLWAY – ELECTRIC SMOKE DETECTOR – COVERED WITH BAG – REMOVE BAG

416. IPMC 704.2 S2 BEDROOMS – NO SMOKE DETECTORS – PROVIDE ELECTRIC SMOKE DETECTORS

417. IPMC 305.3 S2 BATHROOM- FLAKING PAINT – REPAIR – PREPARE AND PAINT

418. IPMC 704.2 S3 BEDROOMS – NO SMOKE DETECTORS – PROVIDE ELECTRIC SMOKE DETECTORS

419. IPMC 603.1 S3 KITCHEN- STOVE – RIGHT SIDE BURNERS – DEFECTIVE –REPAIR/REPLACE

420. IPMC 603.1 S4 KITCHEN – STOVE – LEFT REAR BURNERS – DEFECTIVE – REPAIR/REPLACE

1140 MADISON STREET

421. IPMC 305.3 LAUNDRY ROOM – WALLS & CEILING – HOLES – REPAIR

422. IPMC 605.1 LAUNDRY ROOM – EMERGENCY BACKUP LIGHTS – DEFECTIVE – REPAIR/REPLACE

423. IPMC 504.1 UTILITY ROOM- SEWAGE BACKUP – CLEAN FLOORS – CRUSTED OVER THROUGHOUT

424. IPMC 504.1 UTILITY ROOM – SEWER CLEAN UP CAP – PUT CAP BACK ON LINE

425. IPMC 605.1 UTILITY ROOM – EMERGENCY BACKUP LIGHTS – DEFECTIVE – REPAIR/REPLACE

426. IPMC 305.4 B1 BATHROOM – FLOOR – TENANT KEEPS HAVING A WATER ISSUE – WATER SEEPING IN – NOT SURE IF THIS IS RELATED TO UTILITY ROOM BACKUP – CHECK AND MAKE NECESSARY REPAIRS

427. IPMC 305.1 B1 POOR HOUSEKEEPING – THROUGHOUT – TENANT CLAIMS IT'S DUE TO WATER ISSUE

428. IPMC 704.2 B2 BEDROOMS – PROVIDE ELECTRIC SMOKE DETECTORS

429. IPMC 605.3 B3 DINING ROOM – LIGHT GLOBE – PROVIDE

430. IPMC 504.1 B3 KITCHEN- SINK- FAUCET – DRIPPING – REPAIR

431. IPMC 305.3 3RD FLOOR COMMON AREA – CEILING – REPAIR

432. IPMC 704.1 3RD FLOOR – FIRE EXTINGUISHER – PROVIDE GLASS COVER

433. IPMC 704.2 S1 HALLWAY- ELECTRIC SMOKE DETECTOR –HANGING – SECURE

434. IPMC 704.2 S2 HALLWAY – ELECTRIC SMOKE DETECTOR – NOT WORKING – PROVIDE ELECTRIC SMOKE DETECTOR

435. IPMC 704.2 S2 BEDROOM - SMOKE DETECTOR - DEFECTIVE - PROVIDE ELECTRIC SMOKE DETECTOR

436. IPMC 404.5 S2 OVERCROWDING - BED IN LIVING ROOM - REMOVE NOT APPROVED BEDROOM

437. IPMC 704.2 S3 HALLWAY - ELECTRIC SMOKE DETECTOR - NOT SOUNDING-PROVIDE ELECTRIC SMOKE DETECTOR

438. IPMC 704.2 S3 BEDROOMS - NO SMOKE DETECTORS - PROVIDE ELECTRIC SMOKE DETECTORS

439. IPMC 704.2 S4 BEDROOMS - NO SMOKE DETECTORS - PROVIDE ELECTRIC SMOKE DETECTORS

440. IPMC 704.2 A1 ALL SMOKE DETECTORS - THROUGHOUT - NOT SOUNDING PROVIDE ELECTRIC SMOKE DETECTORS

441. IPMC 504.1 A1 KITCHEN - SINK - FAUCET HANDLE - DEFECTIVE - REPAIR/REPLACE

442. IPMC 504.1 A2 KITCHEN - SINK - LEAKING - REPAIR

443. IPMC 504.1 A2 BATHROOM - COLD WATER - NOT WORKING - REPAIR

444. IPMC 504.1 A2 BATHROOM - TOILET SEAT - BROKEN- REPLACE

445. IPMC 504.1 A2 BATHROOM - TUB - NOT DRAINING - REPAIR

446. IPMC 704.2 A2 BEDROOM - SMOKE DETECTOR - NOT WORKING - PROVIDE ELECTRIC SMOKE DETECTOR

447. IPMC 704.1 2ND FLOOR - HALLWAY - FIRE EXTINGUISHER - REMOVED - PROVIDE

448. IPMC 704.2 A3 HALLWAY - ELECTRIC SMOKE DETECTOR - NOT WORKING - PROVIDE ELECTRIC SMOKE DETECTOR

449. IPMC 704.2 A3 BEDROOM - SMOKE DETECTOR - NOT WORKING - PROVIDE ELECTRIC SMOKE DETECTOR

450. IPMC 603.1 A3 KITCHEN - STOVE - RIGHT REAR BURNER - DEFECTIVE - REPAIR/REPLACE

451. IPMC 305.4 A3 FLOORING - THROUGHOUT - CRACKED - REPLACE

452. IPMC 305.1 A4 KITCHEN- REFRIGERATOR HANDLE - BROKEN - REPAIR/REPLACE

1130 MADISON STREET

453. IPMC 309.1 B3 EXTERMINATE - ROACHES

454. IPMC 604.3 B3 DINING ROOM - OUTLET COVER PLATE - PROVIDE

455. IPMC 704.2 B3 BEDROOMS - NO SMOKE DETECTORS - PROVIDE ELECTRIC SMOKE DETECTORS

456. IPMC 305.3 B3 1ST BEDROOM - PREPARE AND PAINT

457. IPMC 305.3 B3 LIVING ROOM & DINING ROOM - WALL - PREPARE AND PAINT

458. IPMC 704.2 B2 MASTER BEDROOM - SMOKE DETECTOR - NOT SOUNDING - PROVIDE ELECTRIC SMOKE DETECTOR

459. IPMC 603.1 B2 KITCHEN - STOVE - RANGE HOOD - RUSTED - REPLACE

460. IPMC 305.3 B1 BATHROOM - VENT & ACCESS PANEL - RUSTED - REPAIR - PREPARE AND PAINT

461. IPMC 704.2 B1 1ST BEDROOM - SMOKE DETECTOR - NOT SOUNDING - PROVIDE ELECTRIC SMOKE DETECTOR

462. IPMC 704.2 B1 HALLWAY - ELECTRIC SMOKE DETECTOR - NOT SOUNDING - PROVIDE ELECTRIC SMOKE DETECTOR

463. IPMC 704.1 3RD FLOOR COMMON AREA - CABLE CHIME - REATTACH TO WALL

464. IPMC 704.2 S1 2ND BEDROOM - SMOKE DETECTOR - NOT SOUNDING - PROVIDE ELECTRIC SMOKE DETECTOR

465. IPMC 305.3 S1 BATHROOM - FLAKING PAINT - REPAIR - PREPARE AND PAINT

466. IPMC 704.2 S2 BEDROOMS - SMOKE DETECTORS - MISSING - PROVIDE ELECTRIC SMOKE DETECTORS

467. IPMC 704.2 S3 ALL 3 BEDROOMS - SMOKE DETECTORS - NOT SOUNDING - PROVIDE ELECTRIC SMOKE DETECTORS

468. IPMC 305.3 S3 BATHROOM - FLAKING PAINT - REPAIR - PREPARE AND PAINT

469. IPMC 504.1 S3 BATHROOM - TOILET - LOOSE - REPAIR

470. IPMC 604.3 S3 BATHROOM – GFCI – DEFECTIVE – REPLACE – MUST REMAIN GFCI

471. IPMC 704.2 S4 BEDROOM – SMOKE DETECTOR – NOT SOUNDING – PROVIDE ELECTRIC SMOKE DETECTOR

472. IPMC 704.2 A1 BEDROOM – SMOKE DETECTORS – PROVIDE ELECTRIC SMOKE DETECTORS

473. IPMC 704.2 A2 MASTER BEDROOM – SMOKE DETECTOR – NOT WORKING- PROVIDE ELECTRIC SMOKE DETECTOR

474. IPMC 604.3 A2 KITCHEN – GFCI TO LEFT SIDE OF SINK – DEFECTIVE – REPLACE MUST REMAIN GFCI

475. IPMC 704.2 A3 1ST & 2ND BEDROOM – NO SMOKE DETECTORS – PROVIDE ELECTRIC SMOKE DETECTOR

476. IPMC 604.3 A3 KITCHEN – GFCI TO LEFT OF SINK - DEFECTIVE –REPLACE – MUST REMAIN GFCI

477. IPMC 704.2 A4 HALLWAY – ELECTRIC SMOKE DETECTOR – REMOVED – PROVIDE ELECTRIC SMOKE DETECTOR

478. IPMC 704.2 A4 BEDROOM – SMOKE DETECTOR – NOT WORKING – PROVIDE ELECTRIC SMOKE DETECTOR

1120 MADISON STREET

479. IPMC 305.3 UTILITY ROOM – HOLE BEHIND ENTRANCE DOOR – REPAIR

480. IPMC 704.2 B1 1ST BEDROOM – SMOKE DETECTOR – NOT SOUNDING – PROVIDE ELECTRIC SMOKE DETECTOR

481. IPMC 305.3 B1 HALLWAY – WALL – REPAIR – PREPARE AND PAINT

482. IPMC 305.6 B1 KITCHEN –CLOSET DOOR – CHIPPING PAINT – REPAIR – PREPARE AND PAINT

483. IPMC 504.1 B2 BATHROOM – TUB WALL – RECAULK & REGROUT

484. IPMC 305.3 B2 BATHROOM – CEILING – REPAIR – PREPARE AND PAINT

485. IPMC 704.2 B2 MASTER BEDROOM – SMOKE DETECTOR – NOT SOUNDING – PROVIDE ELECTRIC SMOKE DETECTOR

486. IPMC 704.2 B3 HALLWAY – SMOKE DETECTOR (BATTERY OPERATED) – NEEDS TO BE PUT BACK AS ELECTRIC

487. IPMC 305.1 S1 KITCHEN – BACKSPLASH – REPAIR

488. IPMC 704.2 S1 LOW BATTERY CHIRP – PROVIDE BATTERIES

489. IPMC 305.3 S1 BATHROOM – FLAKING PAINT – REPAIR – PREPARE AND PAINT

490. IPMC 305.3 S1 BATHROOM – WALL – COMPLETE REPAIR – PREPARE AND PAINT

491. IPMC 304.15 S2 ENTRANCE DOOR – HOLE – REPAIR

492. IPMC 704.2 S2 2ND BEDROOM – SMOKE DETECTOR – NOT SOUNDING – PROVIDE ELECTRIC SMOKE DETECTOR

493. IPMC 305.3 S2 BATHROOM – FLAKING PAINT – REPAIR – PREPARE AND PAINT

494. IPMC 603.1 S2 FURNANCE ROOM – HVAC NOT WORKING – REPAIR

495. IPMC 704.2 S3 ALL BEDROOMS – NO SMOKE DETECTORS – PROVIDE ELECTRIC SMOKE DETECTORS

496. IPMC 704.2 S4 LOW BATTERY CHIRP – PROVIDE BATTERIES

497. IPMC 604.3 A1 KITCHEN – GFCI LEF OF SINK – DEFECTIVE – REPLACE – MUST REMAIN GFCI

498. IPMC 704.2 A1 BEDROOM – SMOKE DETECTOR – NOT WORKING – PROVIDE ELECTRIC SMOKE DETECTOR

499. IPMC 305.3 A1 BATHROOM – CEILING – REPAIR – PREPARE AND PAINT

500. IPMC 604.3 A2 KITCHEN – GFCI TO RIGHT SIDE OF SINK – DEFECTIVE – REPLACE MUST REMAIN GFCI

501. IPMC 704.2 A2 2ND BEDROOM – SMOKE DETECTOR – NOT WORKING – PROVIDE ELECTRIC SMOKE DETECTOR

502. IPMC 604.3 A3 KITCHEN – GFCI TO RIGHT OF SINK – REPLACE – MUST REMAIN GFCI

503. IPMC 604.3 A3 BATHROOM – GFCI – REPLACE – MUST REMAIN GFCI

504. IPMC 504.1 A3 KITCHEN – SINK FAUCET – LEAKING – REPAIR/REPLACE

505. IPMC 704.2 A3 1ST BEDROOM – SMOKE DETECTOR – NOT SOUNDING – PROVIDE ELECTRIC SMOKE DETECTORS

506. IPMC 305.3 A3 BATHROOM - CEILING - DAMAGED - REPAIR - PREPARE AND PAINT

507. IPMC 704.2 A4 BEDROOM - SMOKE DETECTOR - LOW DECIBEL - PROVIDE ELECTRIC SMOKE DETECTOR

508. IPMC 603.1 A4 KITCHEN - STOVE LEFT SIDE BURNERS - DEFECTIVE - REPAIR/REPLACE

1110 MADISON STREET

509. IPMC 304.15 UTILITY ROOM - BROKEN INTO - REPLACE LOCKS & REPAIR DOOR

510. IPMC 504.1 UTILITY ROOM - SEWER CLEAN OUT CAP - PROVIDE

511. IPMC 305.3 STORAGE ROOM - WALLS & CEILINGS - HOLES - REPAIR

512. IPMC 704.2 B2 HALLWAY - SMOKE DETECTOR (BATTERY OPERATED) PROVIDE ELECTRIC SMOKE DETECTOR

513. IPMC 504.1 B2 KITCHEN - FAUCET - LEAKING - REPAIR/REPLACE

514. IPMC 305.3 B2 KITCHEN - WALL AT SINK - REPAIR - PREPARE AND PAINT

515. IPMC 305.3 B2 KITCHEN - WALL BEHIND STOVE - GREASE - CLEAN

516. IPMC 704.2 B3 ALL BEDROOMS - NO SMOKE DETECTORS - PROVIDE ELECTRIC SMOKE DETECTORS

517. IPMC 305.3 B3 BATHROOM - WALL - DEFECTIVE - REPAIR - PREPARE AND PAINT

518. IPMC 504.1 B3 BATHROOM - TOILET - RUNS CONTINUOUSLY - REPAIR

519. IMC 504.1 B3 BATHROOM - TUB - RECAULK

520. IPMC 305.3 B3 BATHROOM - WALLS & CEILING - LEAK FROM UPSTAIRS - REPAIR - PREPARE AND PAINT

521. IPMC 704.2 S4 BEDROOMS - PROVIDE ELECTRIC SMOKE DETECTORS

522. IPMC 704.2 S2 BEDROOMS - PROVIDE ELECTRIC SMOKE DETECTORS

523. IPMC 402.3 S3 BATHROOM - VENT FAN - NOT WORKING - REPAIR/REPLACE

- 524. IPMC 605.3 S3 BATHROOM – LIGHT GLOBE – PROVIDE
- 525. IPMC 704.2 S3 2ND BEDROOM – SMOKE DETECTOR – REMOVE – PROVIDE ELECTRIC SMOKE DETECTOR
- 526. IPMC 305.1 S1 POOR HOUSEKEEPING – MOVING OUT PER TENANT

1100 MADISON STREET

- 527. IPMC 304.10 EXTERIOR – ALL BALCONIES – RUSTED AND CHIPPING PAINT – REPAIR – PREPARE AND PAINT
- 528. IPMC 305.3 UTILITY ROOM – WALL & CEILING – MOLD – REPAIR
- 529. IPMC 605.3 UTILITY ROOM – LIGHT COVER – PROVIDE
- 530. IPMC 304.15 B1 ENTRANCE DOOR – PROVIDE UNIT NUMBER ON DOOR
- 531. IPMC 604.3 B1 KITCHEN – ELCTRICAL OUTLET (WORKING ON) – DEFECTIVE – REPAIR
- 532. IPMC 604.3 B1 LIVING ROOM – ELECTRICAL OUTLET – DEFECTIVE – REPAIR
- 533. IPMC 504.1 B1 BATHROOM- TUB – RECAULK
- 534. IPMC 604.3 B1 1ST BEDROOM – OUTLET BY BED – DEFECTIVE
- 535. IPMC 704.2 B1 HALLWAY – SMOKE DETECTOR – LOW DECIBEL – PROVIDE ELECTRIC SMOKE DETECTOR
- 536. IPMC 305.1 B1 BATHROOM- SOAP & TOOTH BRUSH HOLDER -- PROVIDE
- 537. IPMC 504.1 B1 BATHROOM – TUB – SHOWER DIVERTER – PROVIDE
- 538. IPMC 704.2 B2 BOTH BEDROOMS – NO SMOKE DETECTORS – PROVIDE ELECTRIC SMOKE DETECTORS
- 539. IPMC 305.3 B2 HALLWAY – WALL BY BATHROOM – HOLE – REPAIR – PREPARE AND PAINT
- 540. IPMC 604.3 B2 1ST BEDROOM – OUTLET – COVER PLATE – PROVIDE

541. IPMC 603.1 B2 KITCHEN – STOVE – RANGE HOOD FAN – DEFECTIVE – REPAIR/REPLACE

542. IPMC 704.2 B3 HALLWAY – ELECTRIC SMOKE DETECTOR – REMOVE – PROVIDE ELECTRIC SMOKE DETECTOR

543. IPMC 504.1 B3 BATHROOM- TOILET SEAT – DEFECTIVE – REPLACE

544. IPMC 704.2 B3 BOTH BEDROOM – SMOKE DETECTORS – NOT SOUNDING – PROVIDE ELECTRIC SMOKE DETECTOR

545. IPMC 305.1 B3 KITCHEN – CABINET DRAWER – PROVIDE

546. IPMC 603.1 B3 FURNACE ROOM – REMOVE TRASH & DEBRIS – CLEAN OUT

547. IPMC 603.1 S1 KITCHEN – STOVE – RIGHT REAR BURNER – DEFECTIVE – REPAIR/REPLACE

548. IPMC 504.1 S1 KITCHEN – FAUCET – REPLACE

549. IPMC 704.2 S2 1ST BEDROOM- SMOKE DETECTOR – NOT WORKING – PROVIDE ELECTRIC SMOKE DETECTOR

550. IPMC 704.2 S3 1ST BEDROOM – SMOKE DETECTOR – NOT WORKING- PROVIDE ELECTRIC SMOKE DETECTOR

551. IMC 305.3 S3 BATHROOM- FLAKING PAINT – REPAIR – PREPARE AND PAINT

552. IPMC 603.1 S3 KITCHEN- STOVE – LEFT REAR BURNER – DEFECTIVE – REPAIR/REPLACE

553. IPMC 604.3 S3 BATHROOM – GFCI – NO POWER – REPLACE MUST REMAIN GFCI

554. IPMC 603.1 S4 KITCHEN- STOVE – LEFT FRONT BURNER – DEFECTIVE – REPAIR/REPLACE

555. IPMC 704.2 S4 BEDROOM - SMOKE DETECTOR – NOT WORKING – PROVIDE ELECTRIC SMOKE DETECTOR

556. IPMC 603.1 A1 KITCHEN- RANGE HOOD – NOT WORKING – REPAIR/REPLACE

557. IPMC 704.2 A1 2ND BEDROOM- SMOKE DETECTOR – LOW BATTERY CHIRP – PROVIDE BATTERIES

558. IPMC 704.2 A2 BOTH BEDROOMS – SMOKE DETECTOR – NOT WORKING – PROVIDE ELECTRIC SMOKE DETECTOR

559. IPMC 305.3 A2 BATHROOM – CEILING – REPAIR – PREPARE AND PAINT

560. IPMC 305.3 A2 FURNACE ROOM – CEILING – REPLACE

561. IPMC 603.1 A2 FURNACE ROOM- LEAVES – DEBRIS – CLEAN OUT

562. IPMC 604.3 A3 KITCHEN – GFCI TO RIGHT OF SINK – NOT WORKING- REPLACE MUST REMAIN GFCI

563. IPMC 604.3 A3 BATHROOM – GFCI – NOT WORKING – REPLACE MUST REMAIN GFCI

564. IPMC 704.2 A3 1ST BEDROOM – NO SMOKE DETECTORS – PROVIDE ELECTRIC SMOKE DETECTOR

565. IPMC 704.2 A4 ALL BEDROOMS – PROVIDE ELECTRIC SMOKE DETECTORS

960 MADISON STREET

566. IPMC 304.15 UTILITY ROOM- UNLOCKED – NEEDS TO BE SECURED

567. IMC 605.1 UTILITY ROOM – EMERGENCY BACKUP LIGHT – DEFECTIVE – REPAIR/REPLACE

568. IPMC 104.2 B1 PROVIDE ACCESS – DOG NOT CRATED

569. IPMC 605.3 B2 DINING ROOM – LIGHT – GLOBE – PROVIDE

570. IPMC 704.2 B2 BOTH BEDROOM – SMOKE DETECTORS – NOT SOUNDING – PROVIDE ELECTRIC SMOKE DETECTORS

571. IPMC 704.2 B2 HALLWAY – ELECTRIC SMOKE DETECTOR – NOT SOUNDING – PROVIDE ELECTRIC SMOKE DETECTOR

572. IPMC 305.3 B2 HALLWAY- WALL – HOLE – REPAIR – PREPARE AND PAINT

573. IPMC 305.3 B2 BATRHOOM- VENT & PANEL – RUSTED – PREPARE AND PAINT

574. IPMC 305.3 B2 BATRHOOM- WALL – REPAIR – PREPARE AND PAINT

575. IPMC 504.1 B2 BATHROOM – SHOWER TILES – DEFECTIVE – REPAIR/REPLACE

576. IPMC 504.1 B2 BATHROOM- SHOWER – NO DIVERTER – PROVIDE

577. IPMC 304.14 B2 WINDOWS -- SCREENS & BLINDS

578. IPMC 305.3 B3 BATHROOM- WALL & CEILING- MOLD – REPAIR – PREPARE AND PAINT

579. IPMC 305.3 B3 BATHROOM- CEILING- FLAKING PAINT – REPAIR – PREPARE AND PAINT

580. IPMC 704.1 3RD FLOOR – SMOKE ALARM CAGE -- REPLACE

581. IPMC 104.2 S1 NO ENTRY – TENANT SICK

582. IPMC 305.3 S2 BATHROOM- CEILING – REPAIR – PREPARE AND PAINT

583. IPMC 504.1 S2 BATHROOM – TOILET – RUNS CONTINUOUSLY – REPAIR

584. IPMC 704.2 S2 BEDROOMS – NO SMOKE DETECTOR – PROVIDE ELECTRIC SMOKE DETECTOR

585. IPMC 704.2 S3 BEDROOM – SMOKE DETECTOR – DISCONNECTED – PROVIDE ELECTRIC SMOKE DETECTOR

586. IPMC 504.1 S3 KITCHEN – SINK FAUCET – LOOSE – REPAIR

587. IPMC 704.2 S4 HALLWAY – ELECTRIC SMOKE DETECTOR – NOT SOUNDING-PROVIDE ELECTRIC SMOKE DETECTOR

588. IPMC 704.2 A1 BEDROOM – NO SMOKE DETECTOR – PROVIDE ELECTRIC SMOKE DETECTOR

589. IPMC 704.2 A1 HALLWAY – ELECTRIC SMOKE DETECTOR – NOT SOUNDING – PROVIDE ELECTRIC SMOKE DETECTOR

590. IPMC 305.3 A1 HALLWAY – DRYWALL – PATCH – PREPARE AND PAINT

591. IPMC 305.6 A1 MASTER BEDROOM- DOOR – BROKEN – REPLACE

592. IPMC 702.3 A1 MASTER BEDROOM – DOOR – KEY LOCK – REMOVE NOT PERMITTED

593. IPMC 704.2 A2 BEDROOM – NO SMOKE DETECTOR – PROVIDE ELECTRIC SMOKE DETECTOR

594. IMC 605.1 A3 KITCHEN- REFRIGERATOR – PLUGGED INTO GFCI OUTLET – PROVIDE REGULAR OUTLET

595. IPMC 504.1 A3 BATHROOM – TUB – RECAULK

596. IPMC 504.1 A4 KITCHEN- SINK FAUCET – DRIPPING – REPAIR

597. IPMC 603.1 A4 KITCHEN – RANGE HOOD – NOT WORKING- REPAIR/REPLACE

598. IPMC 704.2 A4 BEDROOM – SMOKE DETECTOR –NOT WORKING- PROVIDE ELECTRIC SMOKE DETECTOR

950 MADISON STREET

599. IPMC 704.1 UTILITY ROOM – EXIT LIGHT – DEFECTIVE – REPAIR/REPLACE

600. IPMC 305.3 UTILITY ROOM –CEILING- MOLD – REPAIR

601. IPMC 605.1 UTILITY ROOM – EMERGENCY BACKUP LIGHT – DEFECTIVE – REPAIR/REPLACE

602. IPMC 304.3 B1 ENTRANCE DOOR – PROVIDE UNIT NUMBER ON DOOR

603. IPMC 704.2 B2 ALL BEDROOMS – SMOKE DETECTORS – PROVIDE ELECTRIC SMOKE DETECTORS

604. IPMC 704.2 B3 ALL BEDROOMS – SMOKE DETECTOR – PROVIDE ELECTRIC SMOKE DETECTORS

605. IPMC 704.2 S1 ALL SMOKE DETECTORS – NOT WORKING- PROVIDE ELECTRIC SMOKE DETECTOR

606. IPMC 704.2 S2 ALL BEDROOMS – SMOKE DETECTORS – PROVIDE ELECTRIC SMOKE DETECTORS

607. IPMC 605.1 S3 HALLWAY – LIGHT – DEFECTIVE – REPLACE

608. IPMC 704.2 S3 SMOKE DETECTORS – LOW BATTERY CHIRP – PROVIDE BATTERIES

609. IPMC 704.2 S3 2ND BEDROOM – SMOKE DETECTOR – MISSING – PROVIDE ELECTRIC SMOKE DETECTOR

610. IPMC 305.3 S3 BATHROOM- PREPARE AND PAINT

611. IPMC 402.3 S3 BATHROOM- VENT FAN- DEFECTIVE – REPAIR/REPLACE

612. IPMC 604.3 S4 KITCHEN- GFCI – PAINTED OVER REPAIR MUST REMAIN GFCI

613. IMC 603.1 S4 KITCHEN – LEFT SIDE BURNERS – DEFECTIVE –REPAIR/REPLACE

614. IPMC 605.3 S4 BATHROOM – LIGHT GLOBE – PROVIDE

615. IPMC 704.2 A1 HALLWAY- ELECTRIC SMOKE DETECOR – NOT SOUNDING – PROVIDE ELECTRIC SMOKE DETECTOR

616. IPMC 603.1 A2 KITCHEN – STOVE –RIGHT REAR BURNER – DEFECTIVE – REPAIR/REPLACE

617. IMC 704.2 A2 BEDROOM – NO SMOKE DETECTOR – PROVIDE ELECTRIC SMOKE DETECTOR

618. IPMC 704.2 A3 HALLWAY- ELECTRIC SMOKE DETECTOR – NOT WORKING PROVIDE ELECTRIC SMOKE DETECTOR

619. IPMC 704.2 A3 2ND BEDROOM – SMOKE DETECTOR – NOT WORKING – PROVIDE ELECTRIC SMOKE DETECTOR

620. IPMC 305.3 A3 KITCHEN- WALL BY KITCHEN – HOLE –REPAIR – REPAIR – PREPARE AND PAINT

621. IPMC 704.2 A4 BEDROOM – NO SMOKE DETECTOR – PROVIDE ELECTRIC SMOKE DETECTOR

622. IPMC 604.3 A4 BATHROOM- GFCI – NOT WORKING – REPLACE - MUST REMAIN GFCI

940 MADISON STREET

623 IPMC 305.3 UTILITY ROOM – CEILING – HOLE –REPAIR

624. IPMC 605.1 UTILITY –ROOM – NO EMERGENCY BACKUP LIGHT – PROVIDE

625. IPMC 604.3 B1 DINING ROOM – OUTLET – COVER PLATE CRACKED – REPLACE

626. IPMC 604.3 B1 1ST BEDROOM – OUTLET – PLATE COVER – PROVIDE

627. IPMC 604.3 B1 LIVING ROOM – OUTLET AT WINDOW – DEFECTIVE – REPLACE

628. IPMC 305.3 B1 BATHROOM- CEILING- WATER DAMAGE – REPAIR – PREPARE AND PAINT

629. IPMC 305.1 B1 BATHROOM – TOILET PAPER HOLDER – PROVIDE

630. IPMC 305.1 B1 BATHROOM - SOAP DISH IN SHOWER - PROVIDE

631. IPMC 704.2 B1 BEDROOM - NO SMOKE DETECTOR - PROVIDE ELECTRIC SMOKE DETECTOR

632. IPMC 604.3 B1 MASTER BEDROOM - OUTLET - COVER PLATE - PROVIDE

633. IPMC 704.2 B2 HALLWAY- ELECTRIC SMOKE DETECTOR - NOT SOUNDING -PROVIDE ELECTRIC SMOKE DETECTOR

634. IPMC 704.2 B2 ALL SMOKE DETECTORS ARE ADA - NOT SOUNDING- REPAIR/REPLACE

635. IPMC 702.3 B2 1ST BEDROOM - DOOR - DEADBOLT - REMOVE - NOT PERMITTED

636. IPMC 304.15 B2 2ND BEDROOM - DOOR HANDLE - LOOSE -REPAIR

637. IPMC 305.1 B2 BATHROOM - LIGHT BULB - DEFECTIVE - REPLACE

638. IPMC 504.1 B2 BATHROOM - SINK - RECAULK AT WALL

639. IPMC 305.1 B2 KITCHEN - RANGE HOOD - CHIPPING PAINT - REPLACE

640. IPMC 305.3 B3 1ST BEDROOM - WALL - DEFECTIVE -REPAIR - PREPARE AND PAINT

641. IPMC 305.4 B3 BEDROOM- FLOOR - DEFECTIVE - REPAIR

642. IPMC 603.1 S1 KITCHEN - STOVE - LEFT SIDE BURNERS - DEFECTIVE - REPAIR/REPLACE

643. IPMC 704.2 S1 HALLWAY - ELECTRIC SMOKE DETECTOR - NO POWER - REPAIR/REPLACE

644. IPMC 704.2 S2 HALLWAY - ELECTRIC SMOKE DETECTOR - NOT SOUNDING- PROVIDE ELECTRIC SMOKE DETECTOR

645. IPMC 305.1 S2 KITCHEN- CABINET DOOR BY REFRIGERATOR - DEFECTIVE - REPAIR/REPLACE

646. IPMC 603.1 S2 KITCHEN- STOVE LEFT FRONT BURNER - DEFECTIVE -REPAIR/REPLACE

647. IPMC 604.3 S3 KITCHEN - GFCI - REPLACE - MUST REMAIN GFCI

648. IPMC 704.2 S3 LOW BATTERY CHIRP – PROVIDE BATTERIES

649. IRC 315.1 S3 NO CO DETECTOR IN UNIT – PROVIDE

650. IPMC 305.3 S3 BATHROOM- CEILING- REPAIR – PREPARE AND PAINT

651. IPMC 704.2 S4 HALLWAY – ELECTRIC SMOKE DETECTOR – NOT SOUNDING – PROVIDE ELECTRIC SMOKE DETECTOR

652. IPMC 603.1 S4 KITCHEN- STOVE – RIGHT FRONT BURNER – DEFECTIVE – REPAIR/REPLACE

653. IPMC 305.4 S4 KITCHEN – FLOOR – REPAIR

654. IPMC 603.1 A1 KITCHEN – STOVE – LEFT REAR BURNER – DEFECTIVE – REPAIR/REPLACE

655. IPMC 704.2 A1 BOTH BEDROOMS – SMOKE DETECTORS – NOT WORKING- PROVIDE ELECTRIC SMOKE DETECTOR

656. IPMC 704.2 A2 2ND BEDROOM – SMOKE DETECTOR – NOT WORKING- PROVIDE ELECTRIC SMOKE DETECTOR

657. IPMC 702.3 A2 BOTH BEDROOMS – DOORS – KEY LOCKS – REMOVE – NOT PERMITTED

658. IPMC 305.3 A3 BATHROOM – CEILING- VERMIN – REPAIR

659. IPMC 304.14 A3 WINDOWS – PROVIDE SCREENS

660. IPMC 604.3 A3 KITCHEN – GFCI LEFT WALL – HOT/NEUTRAL REVERSE – REPLACE – MUST REMAIN GFCI

661. IPMC 704.2 A3 ALL SMOKE DETECTORS – NOT WORKING – PROVIDE ELECTRIC SMOKE DETECTORS

662. IPMC 704.2 A4 HALLWAY – ELECTRIC SMOKE DETECTOR – LOW DECIBEL – REPLACE MUST REMAIN ELECTRIC

910 MADISON STREET

663. IPMC 704.2 1ST FLOOR – HALLWAY – SMOKE DETECTOR – LOOSE – REPAIR

664. IPMC 704.2 B1 HALLWAY – ELECTRIC SMOKE DETECTOR – REMOVED – PROVIDE ELECTRIC SMOKE DETECTOR

665. IPMC 704.2 B1 1ST & 2ND BEDROOM -- SMOKE DETECTOR - DEFECTIVE - PROVIDE ELECTRIC SMOKE DETECTOR

666. IPMC 704.2 B1 MASTER BEDROOM - SMOKE DETECTOR - NOT SOUNDING - PROVIDE ELECTRIC SMOKE DETECTOR

667. IPMC 304.3 B1 ENTRANCE DOOR - PROVIDE UNIT NUMBER ON DOOR

668. IPMC 504.1 B2 LIVING ROOM - WASHING MACHINE - REMOVE PER MANAGEMENT

669. IPMC 605.1 B2 HALLWAY - LIGHT - DEFECTIVE - REPAIR/REPLACE

670. IPMC 704.2 B2 MASTER BEDROOM - SMOKE DETECTOR - DEFECTIVE - PROVIDE ELECTRIC SMOKE DETECTOR

671. IPMC 304.15 B3 ENTRANCE DOOR - PROVIDE UNIT NUMBER ON DOOR

672. IPMC 603.1 B3 BATHROOM - GFCI - DEFECTIVE - REPLACE - MUST REMAIN GFCI

673. IPMC 305.6 B3 BATHROOM - DOOR JAMB - BUSTER - REPLACE

674. IPMC 305.3 B3 HALLWAY- WALL AT BATHROOM - HOLE - REPAIR - PREPARE AND PAINT

675. IPMC 604.3 B3 BATHROOM - SWITCH PLATE -CRACKED - REPLACE.

676. IPMC 305.3 BASEMENT - COMMON HALLWAY - DEFECTIVE - REPAIR - PREPARE AND PAINT

677. IPMC 704.1 BASEMENT - COMMON AREA - FIRE EXTINGUISHER - REMOVED - PROVIDE

678. IPMC 702.3 UTILITY ROOM - NO KEY - SOMETHING BROKEN OFF IN LOCK - REPAIR - PROVIDE ACCESS

679. IPMC 704.2 S1 ENTIRE UNIT - SMOKE DETECTORS - MISSING - PROVIDE ELECTRIC SMOKE DETECTORS

680. IPMC 704.2 S1 HALLWAY - ELECTRIC SMOKE DETECTOR - NOT SOUNDING -PROVIDE ELECTRIC SMOKE DETECTOR

681. IPMC 704.2 S2 2ND BEDROOM - SMOKE DETECTOR - DISCONNECTED - PROVIDE ELECTRIC SMOKE DETECTOR

682. IPMC 504.1 S2 KITCHEN - SINK FAUCET - PROVIDE AERATOR

683. IPMC 704.2 S3 HALLWAY-- ELECTRIC SMOKE DETECTOR - REMOVED - PROVIDE ELECTRIC SMOKE DETECTOR

684. IPMC 305.3 S3 BATHROOM - CEILING - DEFECTIVE - REPAIR - PREPARE AND PAINT

685. IPMC 402.3 S3 BATHROOM - VENT FAN - DEFECTIVE - REPAIR/REPLACE

686. IPMC 704.2 S3 BEDROOMS - NO BEDROOM SMOKE DETECTORS- PROVIDE ELECTRIC SMOKE DETECTOR

687. IPMC 604.3 S4 KITCHEN - GFCI TO LEFT OF SINK - NOT WORKING - REPLACE - MUST REMAIN GFCI

688. IPMC 704.2 A1 BEDROOMS - PROVIDE ELECTRIC SMOKE DETECTORS

689. IPMC 704.2 A2 2ND BEDROOM - SMOKE DETECTOR - NOT WORKING - PROVIDE ELECTRIC SMOKE DETECTOR

690. IPMC 504.1 A3 BATHROOM - TUB - RECAULK\

691. IPMC 704.2 A3 BEDROOMS - NO SMOKE DETECTORS - PROVIDE ELECTRIC SMOKE DETECTOR

692. IPMC 304.14 A3 WINDOWS - SCREENS PROVIDE

693. IPMC 605.1/704.2 A3 HALLWAY - LIGHT - REPAIR - PROVIDE ELECTRIC SMOKE DETECTORS

694. IPMC 704.2 A4 HALLWAY - ELECTRIC SMOKE DETECTOR - NOT WORKING - PROVIDE ELECTRIC SMOKE DETECTOR

695. IPMC 305.4 A4 KITCHEN - FLOOR AT REFRIGERATOR - REPAIR

920 MADISON STREET

696. IPMC 604.1 B1 NO ELECTRIC IN UNIT - VACANT ACCORDING TO RESIDENTS NEXT DOOR

697. IPMC 704.2 B2 BEDROOMS - PROVIDE ELECTRIC SMOKE DETECTORS

698. IPMC 305.3 B3 MASTER BEDROOM - WALL - DEFECTIVE - REPAIR - PREPARE AND PAINT

699. IPMC 605.3 B3 HALLWAY - LIGHT GLOBE - PROVIDE

700. IPMC 305.3 B3 BATHROOM - CEILING - FLAKING PAINT- REPAIR - PREPARE AND PAINT

701. IPMC 603.1 B3 KITCHEN - STOVE - LEFT FRONT BURNER - DEFECTIVE - REPAIR/REPLACE

702. IPMC 305.3 B3 KITCHEN - WALL AT STOVE - DEFECTIVE - REPAIR - PREPARE AND PAINT

703. IPMC 704.2 S1 SMOKE DETECTORS - THROUGHOUT - NOT WORKING - PROVIDE ELECTRIC SMOKE DETECTOR

704. IPMC 603.1 S1 FURNACE ROOM - BIRD'S NEST - REMOVE - CLEAN OUT

705. IPMC 304.14 S1 WINDOW - SCREENS - PROVIDE

706. IPMC 704.2 S2 BEDROOM - SMOKE DETECTORS - NO BATTERIES - PROVIDE ELECTRIC SMOKE DETECTOR

707. IPMC 305.3 S2 BATHROOM - CEILING - REPAIR - PREPARE AND PAINT

708. IPMC 603.1 S2 FURNACE ROOM - BIRD'S NEST - REMOVE - PROVIDE SCREENS

709. IPMC 603.1 S2 FURNACE ROOM - FLUE PIPE - RUSTED - REPLACE

710. IPMC 305.3 S2 FURNACE ROOM - CEILING BY FLUE PIPE - HOLE - REPAIR

711. IPMC 704.2 S3 VACANT - NO POWER - REHAB - PROVIDE ELECTRIC SMOKE & CO DETECTORS

712. IPMC 704.2 S4 SMOKE DETECTORS - NOT WORKING - PROVIDE ELECTRIC SMOKE DETECTORS

713. IPMC 604.3 S4 KITCHEN - GFCI TO RIGH OF SINK - REPLACE - MUST REMAIN GFCI

714. IPMC 704.2 A1 BEDROOMS - PROVIDE ELECTRIC SMOKE DETECTORS

715. IPMC 704.2 A2 BEDROOMS - PROVIDE ELECTRIC SMOKE DETECTORS

716. IPMC 305.1 A3 POOR HOUSEKEEPING - THROUGHOUT

717. IPMC 305.3 A3 HALLWAY - WALL BY 1ST BEDROOM - HOLE - REPAIR - PREPARE AND PAINT

718. IPMC 604.3 A3 OUTLET COVER - PROVIDE

719. IPMC 305.3 A3 1ST BEDROOM - WALLS - PREPARE AND PAINT

720. IPMC 704.2 A3 1ST BEDROOM – SMOKE DETECTOR – NOT WORKING – PROVIDE ELECTRIC SMOKE DETECTOR

721. IPMC 305.1 A4 KITCHNE- CABINET FRONTS – PROVIDE

722. IPMC 604.3 A4 BATHROOM – GFCI – NOT WORKING – REPLACE MUST REMAIN GFCI

723. IPMC 304.14 A4 WINDOWS – PROVIDE SCREENS

930 MADISON STREET

724. IPMC 305.1 UTILITY ROOM – WATER SEEPAGE INTO THE FLOOR FROM THE BLOCK WALLS – REPAIR

725. IPMC 304.15 B1 ENTRANCE DOOR – PROVIDE UNIT NUMBER ON DOOR

726. IPMC 704.2 B1 ALL BEDROOMS – PROVIDE ELECTRIC SMOKE DETECTORS

727. IPMC 305.1 B1 MASTER BATHROOM – SINK – SOAP DISH – PROVIDE

728. IPMC 704.2 B2 1ST BEDROOM – SMOKE DETECTOR – NOT SOUNDING – PROVIDE ELECTRIC SMOKE DETECTOR

729. IPMC 305.3 B2 BATHROOM – CEILING – FLAKING PAINT – REPAIR – PREPARE AND PAINT

730. IPMC 305.1 B2 BATHROOM – SOAP DISH – PROVIDE AT SINK

731. IPMC 504.1 B2 BATHROOM – TUB – RECAULK

732. IPMC 704.2 B3 HALLWAY – ELECTRIC SMOKE DETECTOR – REMOVE – PROVIDE ELECTRIC SMOKE DETECTOR

733. IRC 315.1 B3 NO CO DETECTOR IN THE UNIT – PROVIDE IN HALLWAY AREA

734. IPMC 704.2 B3 BEDROOMS – NO SMOKE DETECTORS – PROVIDE ELECTRIC SMOKE DETECTORS

735. IPMC 604.3 B3 KITCHEN – GFCI AT SINK – OPEN GROUND – REPLACE – MUST REMAIN GFCI

736. IPMC 603.1 B3 FURNACE ROOM – DEBRIS – REMOVE – PROVIDE SCREENS

737. IPMC 504.1 S1 BATHROOM – TOILET TANK LID – BROKN- REPLACE

738. IPMC 402.3 S1 BATRHOOM – VENT FAN – NOT WORKING – REPAIR/REPLACE

739. IPMC 604.3 S1 1ST BATHROOM – GFCI – REPLACE – MUST REMAIN GFCI

740. IPMC 604.3 S1 KITCHEN – GFCI – REPLACE – MUST REMAIN GFCI

741. IPMC 305.1 S1 KITCHEN – CABINET DOOR – BROKEN – REPAIR/REPLACE

742. IPMC 603.1 S1 FURNACE ROOM – CLEAN OUT DEBRIS

743. IPMC 603.1 S2 FURNACE ROOM – FLUE PIPE – RUSTED – REPLACE

744. IPMC 603.1 S2 FURNACE ROOM – BIRD'S NEST – REMOVE – CLEAN OUT – PROVIDE SCREEN

745. IPMC 704.2 S3 BEDROOM – NO SMOKE DETECTOR – PROVIDE ELECTRIC SMOKE DETECTOR

746. IPMC 603.1 S3 FURNACE ROOM – BIRD'S NEST – REMOVE – CLEAN OUT – PROVIDE SCRREN

747. IPMC 704.2 S3 LOW BATTERY CHIRP – PROVIDE BATTERIES

748. IPMC 704.2 S4 LOW BATTERY CHIRP – PROVIDE BATTERIES

749. IPMC 704.2 S4 BEDROOM – NO SMOKE DETECTOR – PROVIDE ELECTRIC SMOKE DETECTOR

750. IPMC 603.1 S4 FURNACE ROOM – BIRD'S NEST – REMOVE – CLEAN OUT – PROVIDE SCREEN

751. IPMC 304.14 A1 LIVING ROOM – SCREEN – MISSING – PROVIDE

752. IPMC 604.3 A1 LIVING ROOM – OUTLET MISSING COVER PLATE – PROVIDE

753. IPMC 504.1 A1 BATHROOM – TOILET – BROKEN – REPAIR/REPLACE

754. IPMC 704.2 A1 HALLWAY – ELECTRIC SMOKE DETECTOR – NOT WORKING - PROVIDE ELECTRIC SMOKE DETECTOR

755. IPMC 704.2 A1 ALL BEDROOMS – NO SMOKE DETECTORS – PROVIDE ELECTRIC SMOKE DETECTORS

756. IPMC 305.3 A1 2ND BEDROOM - WALL - HOLE - REPAIR - PREPARE AND PAINT

757. IPMC 704.2 A2 BEDROOM - NO SMOKE DETECTOR PROVIDE ELECTRIC SMOKE DETECTOR

758. IPMC 504.1 A2 BATHROOM - TOILET SEAT - DEFECTIVE REPLACE

759. IPMC 304.14 A2 WINDOWS - SCREENS - MISSING - PROVIDE

760. IPMC 504.1 A3 BATHROOM - SINK AT WALL - RECAULK

761. IPMC 305.3 A3 BATHROOM - CEILING - REPAIR - PREPARE AND PAINT

762. IPMC 504.1 A3 BATHROOM TUB - NEEDS TO HAVE PORCELAIN PAINT OR REPLACED

763. NFPA 10.11.6 A3 GRILL ON BALCONY - NOT PERMITTED ON THIS LEVEL - REMOVE

764. IPMC 305.1 A3 AIR CONDITIONING BOX - BROKEN - REPAIR/REPLACE

765. IPMC 704.2 A4 BEDROOM - NO SMOKE DETECTOR - PROVIDE ELECTRIC SMOKE DETECTOR

766. IPMC 402.3 BATHROOM - VENT FANS - ALL CLOGGED - CLEAN OUT THROUGHOUT COMPLEX

767. IPMC 704.2/704.3 ALL UNITS - PROVIDE ELECTRIC HARDWIRED SMOKE DETECTORS IN ALL SLEEPING ROOMS - ELECTRICAL PERMIT WILL BE REQUIRED

768. IRC 315.1 ALL UNITS - PROVIDE CO DETECTORS ON THE LEVEL OF THE SLEEPING ROOMS

769. IPMC 304.14 ALL UNITS - WINDOWS - SCREENS - PROVIDE

770. IPMC 302.1 EXTERIOR - GROUNDS - CLEAN UP TRASH THROUGHOUT COMMON AREAS

771. IPMC 302.1 INTERIOR - COMMON HALLWAYS - NEED TO BE CLEANED DAILY IN ALL BUILDINGS

772. NFPA 10.11.6.1&2 BALCONY - GRILLS - NOT PERMITTED TO BE USED ON ANY LEVEL ABOVE GROUND LEVEL.

773. NFPA 10.11.6.1&2 GROUND LEVEL - GRILLS - CAN BE STORED ON PATIO AREA BUT MUST BE USED 15FT FROM BUILDINGS

774. IPMC 604.3 ALL KITCHEN- REFRIGERATORS RUNNING ON GFCI - NOT TO CODE. PROVIDE REGULAR OUTLETS FOR THE REFRIGERATORS

ALL ELECTRICAL, MECHANICAL, BUILDING AND PLUMBING WORK WILL REQUIRE PERMITS TO DO THE WORK AND FINAL INSPECTIONS ON THESE ITEMS WILL BE CONDUCTED BY THE CITY OF ANNAPOLIS INSPECTORS FOR THAT TRADE – ANY QUESTIONS, PLEASE FEEL FREE TO CONTACT US AT 410-263-7946

REINSPECTION SCHEDULED ON OCTOBER 31-NOVEMBER 4, 2016, AT 9:30 A.M.

CITY OF ANNAPOLIS

PROPERTY MAINTENANCE CORRECTION NOTICE RENT1605-019

PROPERTY ADDRESS: 701 GLENWOOD STREET**PROPERTY OWNER:** ANNAPOLIS HOUSING AUTHORITY
C.O ZENA SAUNDERS
701 GLENWOOD STREET
ANNAPOLIS, MD 21401**DATE OF INSPECTION:** MAY 2-4, 2016**INSPECTION TYPE:** ANNUAL**INSPECTOR:** MARY EMRICK, ADAM KNIGHT, VERNON BROOKS, STEVE ANDREWS & HENRY GUTIERREZVIOLATION(S)

No.	Code Ref.	Unit	Violation Description
1.	IPMC 604.3	802	KITCHEN - REFRIGERATOR - CANNOT BE PLUGGED INTO GFCI OUTLET - PROVIDE OUTLET
2.	IPMC 504.1	802	BATHROOM - TOILET - NOT WORKING - REPAIR IMMEDIATELY
3.	IPMC 305.6	802	CLOSET DOORS AT ELECTRICAL PANEL - DEFECTIVE - REPAIR/REPLACE
4.	IPMC 305.6	802	CLOSET DOOR KNOBS - DEFECTIVE - REPAIR/REPLACE
5.	IPMC 605.1	802	MISSING LIGHT - BY HALLWAY CLOSET AREA - PROVIDE
6.	IPMC 603.1	805	KITCHEN - STOVE - LEFT FRONT BURNER - DEFECTIVE - REPAIR/REPLACE
7.	IPMC 504.1	805	BATHROOM - SHOWER - DIVERTER - DEFECTIVE - REPLACE
8.	IPMC 305.3	805	BATHROOM - TILE WORK - DEFECTIVE - REPAIR
9.	IPMC 603.1	806	KITCHEN - STOVE - REAR RIGHT BURNER - DEFECTIVE - REPAIR/REPLACE

10. IPMC 704.2 808 BEDROOM/S – PROVIDE HARDWIRED SMOKE DETECTORS – ELECTRICAL PERMIT REQUIRED
11. IPMC 603.1 809 KITCHEN – RIGHT FRONT BURNER – DEFECTIVE – REPAIR/REPLACE
12. IPMC 604.3 809 ELECTRICAL OUTLETS – PAINTED OVER – REPLACE
13. IPMC 704.2 810 BEDROOM/S – PROVIDE HARDWIRED SMOKE DETECTORS – ELECTRICAL PERMIT REQUIRED
14. IPMC 305.1 813 KITCHEN – REFRIGERATOR – DOOR SEAL – DEFECTIVE – REPAIR/REPLACE
15. IPMC 704.2 813 BEDROOM/S – PROVIDE HARDWIRED SMOKE DETECTORS – ELECTRICAL PERMIT REQUIRED
16. IPMC 704.2 815 BEDROOM/S – PROVIDE HARDWIRED SMOKE DETECTOR – ELECTRICAL PERMIT REQUIRED
17. IPMC 604.3 817 KITCHEN – GFCI – PAINTED OVER – REPLACE – MUST REMAIN GFCI
18. IPMC 305.1 817 KITCHEN – DRAWER FRONTS – PROVIDE
19. IPMC 304.13.2(817) WINDOWS – WILL NOT STAY OPEN ON THEIR OWNER – REPLACE
20. IPMC 603.1 818 KITCHEN – STOVE – REAR RIGHT BURNER – DEFECTIVE – REPAIR/REPLACE
21. IPMC 305.3 818 CEILING AREAS – DRYWALL – PAINT - THROUGHOUT
22. IPMC 604.3 819 KITCHEN & BATH – GFCI'S – TRIPPING – REPLACE – MUST REMAIN GFCI'S
23. IPMC 603.1 700 KITCHEN – STOVE – RIGHT SIDE BURNERS – DEFECTIVE – REPAIR/REPLACE
24. IPMC 604.3 700 KITCHEN – GFCI – DEFECTIVE – REPLACE – MUST REMAIN GFCI
25. IPMC 304.2 700 EXTERIOR – STUCCO CEILING – DEFECTIVE – REPAIR
26. IPMC 504.1 700 BATHROOM – SHOWER/TUB – REGROUT
27. IPMC 603.1 705 KITCHEN – STOVE – LEANS TO ONE SIDE – LEVEL STOVE
28. IPMC 604.3 705 KITCHEN – GFCI – PAINTED OVER – REPLACE – MUST REMAIN GFCI

29. IPMC 305.6 705 BATHROOM LINEN CLOSET KNOB LOOSE - SECURE
30. IPMC 504.1 705 BATHROOM TOILET RUNS CONTINUOUSLY - REPAIR
31. IPMC 305.3 705 BATHROOM WALL & CEILING ABOVE SHOWER - WATER DAMAGE - REPAIR - PREPARE AND PAINT
32. IPMC 504.1 705 BATHROOM - SHOWER - DIVERTER - DEFECTIVE
33. IPMC 504.1 705 BATHROOM - SHOWER DIVERTER - DEFECTIVE - PLUMBING PERMITS REQUIRED
34. IPMC 304.10 705 BALCONY - CONCRETE - DEFECTIVE - REPAIR
35. IPMC 304.14 705 BALCONY SCREEN DOOR - SCREEN TORN - REPAIR/REPLACE
36. IPMC 304.15 705 BALCONY SCREEN DOOR - SPRING ARM - DEFECTIVE - REPLACE
37. IPMC 504.1 708 BATHROOM - TUB - RECAULK
38. IPMC 504.1 708 BATHROOM - TOILET - RUNS CONTINUOUSLY - REPAIR
39. IPMC 305.3 708 BATHROOM - WALL & CEILING AROUND SHOWER HEAD - WATER DAMAGE - REPAIR - PREPARE AND PAINT
40. IPMC 504.1 708 BATHROOM - SECURE SINK TO WALL & RECAULK ALONG THIS AREA
41. IPMC 704.2 708 BEDROOM/S PROVIDE HARDWIRED SMOKE DETECTOR
42. IPMC 304.12 708 BALCONY - RAILING - LOOSE - SECURE
43. IPMC 504.1 708 KITCHEN - SINK - FAUCET - DRIPPING - REPAIR/REPLACE
44. IPMC 305.3 707 BATHROOM - WALL & CEILING - REPAIR - PREPARE AND PAINT
45. IPMC 504.1 707 BATHROOM - SHOWER/TUB - RECAULK
46. IPMC 504.1 707 KITCHEN - SINK FAUCET - DRIPS - REPAIR/REPLACE

47. IPMC 704.2 712 BEDROOM/S 1ST SMOKE DETECTOR NOT WORKING -PROVIDE HARDWIRED SMOKE DETECTOR
48. IPMC 704.2 713 BEDROOM/S PROVIDE HARDWIRED SMOKE DETECTOR
49. IPMC 305.3 715 KITCHEN - WALL - VOID REPAIR - PREPARE AND PAINT
50. IPMC 704.2 715 BEDROOM/S PROVIDE HARDWIRED SMOKE DETECTOR
51. IPMC 604.3 716 BATHROOM - PROVIDE GFCI OUTLET - ELECTRICAL PERMIT REQUIRED
52. IPMC 603.1 718 KITCHEN STOVE - REAR RIGHT BURNER - DEFECTIVE - REPAIR/REPLACE
53. IPMC 604.3 719 BATHROOM - OUTLET PAINTED OVER - PROVIDE GFCI - ELECTRICAL PERMIT REQUIRED
54. IPMC 603.1 720 KITCHEN STOVE - LEFT REAR BURNER - DEFECTIVE - REPAIR/REPLACE
55. IPMC 604.3 722 KITCHEN - OUTLETS - PAINTED OVER - REPLACE - PROVIDE GFCI'S BY SINK AREA - ELECTRICAL PERMIT REQUIRED
56. IPMC 305.3 MAINTENACE CLOSET IN COMMON AREA - HOLES IN CEILING - REPAIR WITH FIRE RATED DRYWALL.
57. IPMC 305.1 600 POOR HOUSEKEEPING - TENANT'S RESPONSIBILITY
58. IPMC 704.1 600 FIRE SUPPRESSION LINE - WE REMOVED HANGER - CANNOT PUT THINGS HANGING ON THESE PIPES
59. IPMC 604.3 600 KITCHEN - POWER STRIP & EXTENSION CORDS - REMOVE - NOT PERMITTED - PROVIDE OUTLETS
60. IPMC 504.1 600 BATHROOM - WALL TILES - DEFECTIVE AT BOTTOM EDGE - REPAIR/REPLACE
61. IPMC 504.1 600 BATHROOM - TOILET RUNS CONTINUOUSLY - REPAIR
62. IPMC 504.1 600 BATHROOM - TUB - RECAULK
63. IPMC 305.1 600 BATHROOM - WALL & CEILING AREA WORKING ON - REPAIR - PREPARE AND PAINT
64. IPMC 604.3 603 KITCHEN - GFCI - DEFECTIVE - REPLACE - MUST REMAIN GFCI

65. IPMC 304.15 603 ENTRANCE DOOR - REPLACE
66. IPMC 304.13.2 (607) WINDOWS - WILL NOT OPEN - FIRE HAZARD - REPLACE
67. IPMC 304.15 607 ENTRANCE DOOR - SEAL - DEFECTIVE - PROVIDE
68. IPMC 305.1 612 KITCHEN - SINK - LOOSE SECURE TO WALL
69. IPMC 704.2 612 BEDROOM/S - PROVIDE HARDWIRED SMOKE DETECTORS
70. IPMC 604.3 613 KITCHEN - GFCI - REPLACE - MUST REMAIN GFCI
71. IPMC 305.3 613 LIVING ROOM AREA - VOID IN WALL - REPAIR - PREPARE AND PAINT
72. IPMC 605.1 613 BEDROOM - WIRE MOULDING - COVERED
73. IPMC 504.1 613 BATHROOM - TOILET RUNS CONTINUOUSLY - REPAIR
74. IPMC 605.3 613 LIGHT - PROVIDE GLOBE
75. IPMC 605.1 615 KITCHEN - REFRIGERATOR PLUGGED INTO GFCI- PROVIDE REGULAR OUTLET
76. IPMC 305.1 616 POOR HOUSEKEEPING - TENANT'S RESPONSIBILITY - PHOTOS TAKEN
77. IPMC 603.1 617 KITCHEN - STOVE - BURNERS - WILL NOT LIGHT - REPAIR/REPLACE
78. IPMC 305.3 618 BATHROOM - MOLD/MILDEW - CLEAN
79. IPMC 305.1 618 POOR HOUSEKEEPING - TENANT'S RESPONSIBILITY - PHOTOS TAKEN
80. IPMC 604.3 619 BATHROOM - 6 WAY EXTENSION FROM BATHROOM TO LIVING ROOM - REMOVE - NOT PERMITTED
81. IPMC 603.1 620 KITCHEN - STOVE - BURNERS - NOT WORKING - REPAIR/REPLACE
82. IPMC 403.2 621 BATHROOM - VENT - NOT WORKING - CLEAN AND REPAIR

83. IPMC 304.15 621 STORM DOOR - MISSING WINODW SECTION - PROVIDE
84. IPMC 305.1 503 POOR HOUSEKEEPING - TENANT'S RESPONSIBILITY - STORAGE ON BALCONY AND THROUGHOUT
85. IPMC 704.2 503 BEDROOM/S - PROVIDE HARDWIRED SMOKE DETECTOR
86. IPMC 702.3 503 BEDROOM - DOOR - KEY LOCK - REMOVE -NOT PERMITTED
87. IPMC 603.1 504 KITCHEN - STOVE - RIGHT FRONT BURNER - DEFECTIVE - REPAIR/REPLACE
88. IPMC 605.2 505 BATHROOM - PROVIDE GFCI OUTLET
89. IPMC 605.3 506 LIVING ROOM AREA - PROVIDE LIGHT GLOBE
90. IPMC 305.3 506 BATHROOM - CEILING - REPAIR - PREPARE AND PAINT
91. IPMC 604.3 509 BATHROOM - PROVIDE GFCI - OUTLET PAINTED OVER - ELECTRICAL PERMIT REQUIRED
92. IPMC 603.1 513 KITCHEN - STOVE - REAR LEFT BURNER - DEFECTIVE - REPAIR/REPLACE
93. IPMC 504.1 514 BATHROOM - SHOWER - DIVERTER - DEFECTIVE - PLUMBING PERMIT REQUIRED
94. IPMC 605.1 515 KITCHEN - REFRIGERATOR PLUGGED INTO GFCI - PROVIDE REGULAR OUTLET
95. IPMC 504.1 516 BATHROOM - SHOWER AREA - NO WATER PRESSURE
96. IPMC 305.1 517 BATHROOM - CEILING - WATER DAMAGE - REPAIR - PREPARE AND PAINT
97. IPMC 702.1 517 HALLWAY - PROVIDE 36" CLEAR PATH AT ALL TIMES
98. IPMC 603.1 518 KITCHEN - VENT - FALLING OUT OF CEILING - PATCH - REPAIR - PREPARE AND PAINT
99. IPMC 603.1 519 KITCHEN - STOVE - RIGHT FRONT BURNERS - DEFECTIVE -REPAIR/REPLACE
100. IPMC 504.1 520 KITCHEN - FAUCET - RUST COMES OUT OF WATER LINE - REPAIR - WATER
101. IPMC 305.3 522 KITCHEN - VENT - FLAKING PAINT - REPAIR - PREPARE AND PAINT

102. IPMC 403.2 522 BATHROOM -- VENT -- CHANGE OUT TO CONTINUOUSLY OPEN
103. IPMC 304.18.2 (522) BEDROOM - WINDOW -- WON'T STAY OPEN BY ITSELF -- REPAIR/REPLACE
104. IPMC 704.1 522 FIRE SUPPRESSION LINE -- REMOVE CABLE WIRE ON THIS -- NOTHING SHOULD BE ON THESE LINES
105. IPMC 404.5 522 TENANT NEEDS TO BE MOVED INTO A TWO BEDROOM UNIT
106. IPMC 305.1 401 POOR HOUSEKEEPING -- GREASE IN KITCHEN AREA -- CLEAN WALLS & STOVE AREAS
107. IPMC 603.1 402 KITCHEN - STOVE -- RIGHT REAR BURNER -- DEFECTIVE -- REPAIR/REPLACE
108. IPMC 309.1 402 EXTERMINATE -- ROACHES
109. IPMC 605.2 402 BATHROOM -- PROVIDE GFCI
110. IPMC 305.3 402 BATHROOM -- WALL & CEILING AREA -- WATER DAMAGE -- REPAIR -- PREPARE AND PAINT
111. IPMC 305.3 402 BATHROOM -- WALL AT TOILET -- WATER DAMAGE -- REPAIR -- PREPARE AND PAINT
112. IPMC 605.2 403 KITCHEN -- PROVIDE GFCI OUTLET AT SINK AREA -- ELECTRICAL PERMIT REQUIRED
113. IPMC 504.1 405 BATHROOM -- LOW WATER PRESSURE
114. IPMC 603.1 406 KITCHEN -- STOVE -- GAS SHUT OFF -- REPAIR
115. IPMC 305.3 409 BATHROOM -- DRYWALL -- REPAIR -- PREPARE AND PAINT
116. IPMC 305.1 409 BATHROOM -- SHOWER CURTAIN ROD -- REPLACE
117. IPMC 605.1 408 KITCHEN -- STOVE -- RUNNING OFF OF EXTENSION CORD -- PROVIDE OUTLET -- REMOVE CORD
118. IPMC 504.1 408 BATHROOM -- TOILET RUN CONTINUOUSLY -- REPAIR
119. IPMC 504.1 411 BATHROOM -- REGROUT TILE

120. IPMC 603.1 411 KITCHEN – STOVE – REAR LEFT BURNER – DEFECTIVE – REPAIR/REPLACE
121. IPMC 704.2 412 BEDROOM/S – PROVIDE HARDWIRED SMOKE DETECTORS
122. IPMC 504.1 412 BATHROOM – REGROUT TILES IN SHOWER
123. IPMC 504.1 414 BATHROOM – SHOWER DIVERTER – DEFECTIVE – REPLACE – PLUMBING PERMIT REQUIRED
124. IPMC 504.1 413 KITCHEN – SINK CLOGGED – REPAIR IMMEDIATELY
125. IPMC 304.15 413 ENTRANCE DOOR – REPLACE
126. IPMC 305.3 413 BATHROOM – MOLD – REPAIR – PREPARE AND PAINT
127. IPMC 604.3 416 KITCHEN – GFCI – PAINTED OVER – REPLACE – MUST REMAIN GFCI
128. IPMC 605.2 416 BATHROOM- PROVIDE GFCI
129. IPMC 305.3 417 BATHROOM – WALL & CEILING – WATER DAMAGE – REPAIR – PREPARE AND PAINT
130. IPMC 504.1 417 BATHROOM – TOILET RUNS CONTINUOUSLY – REPAIR
131. IPMC 605.2 417 BATHROOM – PROVIDE GFCI
132. IPMC 304.13 419 WINDOWS – DEFECTIVE - REPLACE
133. IPMC 504.1 419 BATHROOM – TOILET SEAT – REPLACE
134. IPMC 305.3 419 BATHROOM –MOLD – REPAIR – PREPARE AND PAINT
135. IPMC 403.2 421 KITCHEN & BATHROOM – VENTS – BLOCKED OFF – REPAIR
136. IPMC 305.6 422 CLOSET DOOR & HANDLES – DEFECTIVE – REPAIR/REPLACE
137. IPMC 504.1 300 KITCHEN – SINK – PROVIDE AERATOR
138. IPMC 504.1 300 BATHROOM – HANDICAP GRIP BARS – LOOSE – COMING OUT OF TILES – REPAIR

- 139. IPMC 504.1 300 BATHROOM – SHOWER CONTROL KNOB - LOOSE – REPAIR REPLACE
- 140. IPMC 305.3 302 BATHROOM – VENT – COMING OUT OF CEILING – REPAIR AND FIX CEILING AREA
- 141. IPMC 504.1 302 BATHROOM – SHOWER/TUB FAUCET – DRIPPING – REPAIR
- 142. IPMC 305.3 303 BATHROOM – CEILING – PEELING PAINT – PREPARE AND PAINT
- 143. IPMC 604.3 303 KITCHEN OUTLET - DEFECTIVE PROVIDE GFCI ELECTRICAL PERMIT WILL BE REQUIRED
- 144. IPMC 305.1 304 KITCHEN CABINET DRAWERS – NEED FRONTS
- 145. IPMC 603.1 304 KITCHEN STOVE – BURNERS – DEFECTIVE – REPAIR/REPLACE
- 146. IPMC 305.1 304 BATHROOM - TOWEL BAR MISSING – PROVIDE
- 147. IPMC 403.2 304 BATHROOM – VENT – DEFECTIVE - REPAIR/REPLACE
- 148. IPMC 504.1 304 BATHROOM – SHOWER/TUB - RECAULK
- 149. IPMC 605.2 304 BATHROOM – GFCI – PROVIDE – ELECTRICAL PERMIT WILL BE REQUIRED
- 150. IPMC 305.6 304 HALLWAY – CLOSET DOOR KNOBS – PROVIDE
- 151. IPMC 704.2 308 BEDROOM/S – SMOKE DETECTOR - PROVIDE
- 152. IPMC 605.2 308 BATHROOM – GFCI – PROVIDE
- 153. IPMC 304.15 308 STORM DOOR – PROVIDE HANDLE
- 154. IPMC 605.2 311 BATHROOM – GFCI – PROVIDE – ELECTRICAL PERMIT REQUIRED
- 155. IPMC 604.3 311 KITCHEN – GFCI – PAINTED OVER - REPALCE – MUST REMAIN GFCI – ELECTRICAL PERMIT REQUIRED
- 156. IPMC 305.3 311 BATHROOM – CEILING – DEFECTIVE – REPAIR – PREPARE AND PAINT

157. IPMC 504.1 311 BATHROOM - TUB - NEEDS PORCELAIN PAINTED OR REPLACED
158. IPMC 403.2 311 BATHROOM - VENT - COVERED - REMOVE COVERING
159. IPMC 504.1 311 BATHROOM - TOILET SEAT - DEFECTIVE - REPLACE
160. IPMC 305.1 312 HOUSEKEEPING - THROUGHOUT
161. IPMC 604.3 312 WALL OUTLETS - COVERED WITH PAPER - REMOVE - MAKE SURE OUTLETS AREN'T PAINTED OVER - REPLACE
162. IPMC 305.3 314 BATHROOM - CEILING - PEELING PAINT - REPAIR - PREPARE AND PAINT
163. IPMC 605.2 314 BATHROOM - GFCI - PROVIDE - ELECTRICAL PERMIT REQUIRED
164. IPMC 604.3 316 BATHROOM & KITCHEN - GFCI'S - TRIPPING - REPLACE - MUST REMAIN GFCI - ELECTRICAL PERMIT
165. IPMC 605.2 317 KITCHEN - GFCI - PROVIDE ON ALL COUNTER AREAS - ELECTRICAL PERMIT REQUIRED
166. IPMC 309.1 322 EXTERMINATE - ROACHES
167. IPMC 305.3 322 BATHROOM - CEILING BY VENT - DEFECTIVE - REPAIR - PREPARE AND PAINT
167. IPMC 304.12 322 BALCONY - HANDRAIL - REATTACH
169. IPMC 104.2 321 TENANT SICK - PROVIDE ACCESS UPON REINSPECTION DATE - CHECK SMOKES & GFCI'S
170. IPMC 504.1 320 BATHROOM - LOWER WATER PRESSURE - CHECK OUT
171. IPMC 605.2 317 KITCHEN - GFCI - PROVIDE
172. IPMC 603.1 313 KITCHEN - STOVE - RIGHT SIDE BURNERS - DEFECTIVE - REPAIR/REPLACE
173. IPMC 504.1 313 BATHROOM - SHOWER CORNERS - RECAULK
174. IPMC 504.1 313 BATHROOM - RECAULK TOILET AT FLOOR AREA

175. IPMC 305.3 218 BATHROOM - CEILING - DEFECTIVE - REPAIR - PREPARE AND PAINT
176. IPMC 104.2 213 NO ENTRY - KEYS NOT WORKING - PROVIDE ACCESS UPON REINSPECTION
177. IPMC 305.1 215 KITCHEN - COUNTERTOPS AT BACKSPLASH - RECAULK
178. IPMC 504.1 215 KITCHEN - SINK - LEAKING AT TRAP - REPAIR/REPLACE
179. IPMC 504.1 215 BATHROOM - PROVIDE SHOWER DIVERTER
180. IPMC 603.1 217 KITCHEN - STOVE LEFT FRONT BURNER - DEFECTIVE - REPAIR/REPLACE
181. IPMC 603.1 200 KITCHEN - STOVE - REAR LEFT BURNER - DEFECTIVE - REPAIR/REPLACE
182. IPMC 305.1 200 KITCHEN - COUNTERTOPS AT BACKSPLASH AREA - RECAULK
183. IPMC 305.6 200 HALLWAY - CLOSET - KNOBS - PROVIDE
184. IPMC 403.2 200 BATHROOM - VENT - FAILING OUT - REPAIR - PREPARE AND PAINT
185. IPMC 604.3 201 KITCHEN - WALL OUTLET - PAINTED OVER - REPLACE
186. IPMC 604.3 201 HALLWAY - OUTLET - PAINTED OVER - ELECTRICAL PERMIT REQUIRED
187. IPMC 305.1 203 KITCHEN - CABINET - LOOSE - SECURE TO WALL
188. IPMC 604.3 203 KITCHEN - GFCI - LOOSE & REVERSE POLARITY - REPLACE & SECURE
189. IPMC 604.3 203 LIGHT COVER CRACKED - REPLACE
190. IPMC 305.6 203 HALLWAY - CLOSET DOOR KNOBS - PROVIDE
191. IPMC 605.2 203 BATHROOM - GFCI - PROVIDE - ELECTRICAL PERMIT REQUIRED
192. IPMC 704.2 203 BEDROOM/S - SMOKE DETECTOR - PROVIDE - ELECTRICAL PERMIT REQUIRED
193. IPMC 704.1 203 FIRE SUPPRESSION LINE - CITY REMOVED COAT HANGER - DON'T USE FOR HANGING ITEMS

194. IPMC 604.3 205 KITCHEN WALL BY REFRIGERATOR - ILLEGAL OUTLET SCREWED INTO OUTLET - REMOVE
195. IPMC 704.1 205 FIRE SUPPRESSION LINE - REMOVE DREAM CATCHER AND CHRISTMAS LIGHTS
196. IPMC 704.2 205 BEDROOM'S - SMOKE DETECTOR - PROVIDE - HARDWIRED - ELECTRICAL PERMIT REQUIRED
197. IPMC 304.15 205 STORM DOOR - SCREEN TORN - REPLACE
198. IPMC 605.2 209 BATHROOM - GFCI - PROVIDE - ELECTRICAL PERMIT REQUIRED
199. IPMC 305.1 208 KITCHEN - CABINET DRAWERS - OFF TRACK - REPAIR/REPLACE
200. IPMC 305.4 208 FOYER AT REAR DOOR - TILES - DEFECTIVE - REPLACE
201. IPMC 504.1 211 BATHROOM - TOILET RUNS CONTINUOUSLY - REPAIR
202. IPMC 304.15 210 REAR DOOR - WEATHER STRIPPING - LOOSE - REPAIR
203. IPMC 403.2 210 BATHROOM VENT - FALLING DOWN - REPAIR - PREPARE AND PAINT
204. IPMC 305.1 210 KITCHEN - CABINET FRONTS - DEFECTIVE - REPAIR/REPLACE
205. IPMC 604.3 210 KITCHEN - GFCI - PAINTED OVER - REPLACE MUST REMAIN GFCI - ELECTRICAL PERMIT REQUIRED
206. IPMC 604.3 210 BATHROOM - GFCI - PROVIDE - ELECTRICAL PERMIT REQUIRED
207. IPMC 605.2 FRONT ENTRANCE TO BUILDING - ELECTRICAL OUTLETS - MUST BE MADE GFCI'S & WEATHER TIGHT PROVIDE TO COVER THEM - ELECTRICAL PERMIT REQUIRED
208. IPMC 304.12 FRONT ENTRANCE - ADA HANDRAILS - LOOSE - SECURE
209. IPMC 403.5 LAUNDRY ROOM AREA - DRYER VENTS - SCREWS IN PIPING - REMOVE
210. IPMC 403.5 LAUNDRY ROOM AREA - DRYER VENTS - COUPLED WRONG DIRECTION
211. IPMC 305.3 PROVIDE SEPARATION IN WALL BY PIPING THROUGH WALL - COMPUTER ROOM & ROOM TO WORKSHOP

212. IPMC 304.18.2 ALL WINDOWS ARE REQUIRED TO BE REPLACED - SEALS ARE BROKEN, WON'T SHUT OR STAY OPEN

213. IPMC 704.2/704.3 ALL BEDROOMS ARE REQUIRED TO HAVE ELECTRIC HARDWIRED SMOKE DETECTORS - MUST PULL ELECTRICAL PERMIT TO DO THE WORK

214. IPMC 605.2 ALL BATHROOMS & KITCHENS ARE REQUIRED TO HAVE GFCI'S PROVIDED

215. IPMC 604.3 COMMON AREAS ON ALL LEVELS - ELECTRICAL OUTLETS - PAINTED OVER - REPLACE

216. IPMC 402.3 ALL BATHROOM & KITCHEN VENTS - NEED TO BE CLEANED AND OR REPLACED

217. IPMC 403.4 ALL COMMON AREA VENTS - CLEAN AND SECURE TO WALL

218. IRC 315.1 PROVIDE EITHER A COMBINATION SMOKE & CO DETECTOR OUTSIDE OF SLEEPING AREAS OR SINGLE UNITS FOR BOTH OUTSIDE THE SLEEPING AREA

219. IPMC 304.14 ALL WINDOWS - PROVIDE SCREENS

CITY OF ANNAPOLIS WOULD RECOMMEND THAT ALL EMERGENCY STAIRWAY EXIT DOORS HAVE ADA HANDLES INSTEAD OF REGULAR DOOR KNOBS GIVEN THE AGE OF RESIDENTS IN THE BUILDING AND HEALTH ISSUES IN CASE OF EMERGENCY THEY MAY NOT BE ABLE TO GRIP THE CURRENT DOOR KNOBS

ALL ELECTRICAL, MECHANICAL, BUILDING AND PLUMBING WORK WILL REQUIRE PERMITS TO DO THE WORK AND FINAL REINSPECTION WILL BE CONDUCTED BY THE CITY OF ANNAPOLIS INSPECTORS FOR THAT TRADE - ANY QUESTIONS PLEASE FEEL FREE TO CONTACT US WITH QUESTIONS AT 410-263-7946

REINSPECTION SCHEDULED ON SEPTEMBER 7-9, 2016, AT 9:30 AM

CITY OF ANNAPOLIS

PROPERTY MAINTENANCE CORRECTION NOTICE RENT1607-014

PROPERTY ADDRESS: NEWTOWNE 20 APARTMENTS – 78 UNITS

PROPERTY OWNER: Annapolis Housing Authority
c/o Latounzia Buchanan
1386 Tyler Avenue
Annapolis, MD 21403

DATE OF INSPECTION: July 6-7, 2016

INSPECTION TYPE: ANNAUL

INSPECTOR: MARY EMRICK, ADAM KNIGHT, STEVE ANDREWS, HENRY GUTIERREZ & BRUCE MURRELL

VIOLATION(S)

No. Code Ref. Unit

BROOKE COURT

1. IPMC 605.2 800-A KITCHEN – GFCI – DEFECTIVE – REPLACE – MUST REMAIN GFCI AT ALL TIMES
2. IPMC 605.2 800-A BATHROOMS – GFCI – DEFECTIVE – REPLACE – MUST REMAIN GFCI AT ALL TIMES
3. IPMC 704.2 800-A 3RD BEDROOM – NO SMOKE DETECTOR – PROVIDE
4. IPMC 305.3 800-B WALLS – THROUGHOUT – HOLES – REPAIR – PREPARE AND PAINT
5. IPMC 704.2 800-B 1ST FLOOR – ELECTRIC SMOKE DETECTOR – HANGING – SECURE TO CEILING
6. IPMC 504.1 800-B KITCHEN – FAUCET – LOOSE – SECURE
7. IPMC 605.2 800-B KITCHEN – GFCI – LOOSE – SECURE
8. IPMC 603.1 800-B KITCHEN – STOVE – RIGHT REAR BURNERS – DEFECTIVE – REPAIR OR REPLACE

9. IPMC 305.3 800-B KITCHEN – CEILING – HOLE – REPAIR – PREPARE AND PAINT
10. IPMC 305.6 800-B ALL BEDROOM DOORS – HOLES – REPLACE
11. IPMC 305.6 800-B ALL BEDROOMS – CLOSET DOORS – OFF TRACK – REPAIR
12. IPMC 305.3 800-B BATHROOM – WALL TILES – DEFECTIVE – REPLACE
13. IPMC 305.3 802-A FURNACE ROOM – CEILING – HOLE – REPAIR
14. IPMC 704.2 802-A 1ST FLOOR – ELECTRIC SMOKE DETECTOR – LOW BATTERY CHIRP – PROVIDE BATTERIES
15. IPMC 704.2 802-A 2ND FLOOR – ELECTRIC – SMOKE DETECTOR – NOT WORKING – REPLACE MUST REMAIN ELECTRIC
16. IPMC 305.3 802-B KITCHEN – CEILING – HOLE – REPAIR – PREPARE AND PAINT
17. IPMC 305.3 802-B 2ND FLOOR HALLWAY – PEELING PAINT – REPAIR – PREPARE AND PAINT
18. IPMC 104.3 802-C DOG NOT CRATED – PROVIDE ACCESS UPON REINSPECTION
19. IPMC 304.8 804-A EXTERIOR – SOFFIT AREA – FALLING DOWN – REPAIR
20. IPMC 704.2 804-A ENTIRE UNIT NEEDS TO BE DONE – VACANT
21. IPMC 704.2 804-B SMOKE DETECTORS – LOW BATTERY CHIRP – PROVIDE BATTERIES
22. IPMC 605.3 804-B 2ND FLOOR – HALLWAY – LIGHT GLOBE – PROVIDE
23. IPMC 305.3 804-B 2ND BEDROOM – CEILING – FLAKING PAINT – REPAIR – PREPARE AND PAINT
24. IPMC 304.13 804-B 3RD BEDROOM – WINDOW – HARD TO SHUT – REPAIR
25. IPMC 304.13 804-B LIVING ROOM – WINDOW – HARD TO CLOSE – REPAIR
26. IPMC 305.3 806-A BATHROOM – MOLD – REPAIR – PREPARE AND PAINT
27. IPMC 704.2 806-B 1ST FLOOR – SMOKE DETECTOR - REMOVED – PROVIDE ELECTRIC SMOKE DETECTOR

28. IPMC 603.2 806-B FURNACE ROOM – STORAGE – REMOVE – NOT PERMITTED TO USE FOR STORAGE
29. IPMC 305.1 806-B KITCHEN – COUNTERTOP & BACKSPLASH – DEFECTIVE – REPLACE
30. IPMC 504.1 806-B KITCHEN – WASHING MACHINE – REMOVE
31. IPMC 305.1 806-B POOR HOUSEKEEPING – THROUGHOUT – TENANT'S RESPONSIBILITY
32. IPMC 702.4 806-B FRONT BEDROOM – AC UNIT IN WINDOW – REMOVE
33. IPMC 302.9 806-C EXTERIOR – GRAFFITI ON SIDE OF BUILDING – CLEAN AND REMOVE
34. IPMC 305.3 806-C LAUNDRY ROOM – MOLD – REPAIR – PREPARE AND PAINT
35. IPMC 605.3 806-C LIGHT GLOBES – THROUGHOUT – PROVIDE
36. IPMC 704.2 806-C SMOKE DETECTORS – THROUGHOUT – LOW BATTERY CHIRP – PROVIDE BATTERIES
37. IPMC 504.1 806-C BATHROOM – TUB FAUCET – LEAKING – REPAIR
38. IPMC 108.2 806-C ENTIRE UNIT NEEDS RENOVATION
39. IPMC 304.7 808-A ROOFING – SHINGLES FALLING OFF FRONT OF BUILDING – REPAIR
40. IPMC 704.2 808-A 1ST & 2ND FLOOR – ELECTRIC SMOKE DETECTORS – NOT WORKING – REPLACE MUST REMAIN ELECTRIC
41. IPMC 704.2 808-B 1ST FLOOR – SMOKE DETECTOR – NOT WORKING – REPLACE MUST REMAIN ELECTRIC
42. IPMC 305.1 808-B KITCHEN – CABINET DOOR – REPLACE
43. IPMC 305.4 808-B KITCHEN – FLOORING – DEFECTIVE – REPLACE
44. IPMC 305.1 808-B BEDROOM – PEELING PAINT – REPAIR – PREPARE AND PAINT
45. IPMC 504.1 808-B BATHROOM – SINK FAUCET – LEAKING – REPAIR

46. IPMC 305.6 808-B REAR BEDROOM – NO DOOR – PROVIDE WITH HARDWARE
47. IPMC 704.2 808-B SMOKE DETECTORS – THROUGHOUT – NO WORKING – PROVIDE ELECTRIC SMOKE DETECTORS
48. IPMC 108.2 808-C VACANT UNIT – NEEDS COMPLETE RENOVATION
49. IPMC 504.1 810-A HOT WATER HEATER – SHUT DOWN – NOT HOOKED UP CORRECTLY – PLUMBING PERMIT REQUIRED
50. IPMC 603.1 810-A FURNACE – GAS VALVE – PAINTED – REPLACE
51. IPMC 704.2 810-A 1ST BEDROOM – SMOKE DETECTOR – PROVIDE – MUST BE MADE ELECTRIC
52. IPMC 304.3 810-B ENTRANCE LETTERING – PROVIDE
53. IPMC 704.2 810-B 1ST FLOOR – SMOKE DETECTOR – NOT WORKING – REPLACE MUST REMAIN ELECTRIC
54. IPMC 704.2 810-B 2ND BEDROOM – SMOKE DETECTOR – NOT WORKIGN – REPLACE MUST BE ELECTRIC
55. IPMC 304.15 810-B SCREEN DOOR – REPLACE SCREEN
56. IPMC 305.1 810-C KITCHEN – BAKCSPLASH – REPAIR/REPLACE
57. IPMC 504.1 810-C BATHROOM – TUB OVERFLOW COVER – PROVIDE
58. IPMC 305.3 810-C 3RD BEDROOM – COMPLETE WALL REPAIR – PREPARE AND PAINT
59. IPMC 305.3 810-C HALLWAY – COMPLETE WALL REPAIR – PREPARE AND PAINT
60. IPMC 304.13 810-C 2ND BEDROOM – WINDOW – REMOVE CARDBOARD AND PROVIDE PLYWOOD
61. IPMC 702.4 812-A FRONT BEDROOM WINDOW – AC UNIT – REMOVE – BLOCKS EGRESS
62. IPMC 604.3 812-A KITCHEN – 6 WAY PLUG – REMOVE
63. IPMC 305.6 812-A LIVING ROOM – CLOSET DOOR HINGE – REPAIR
64. IPMC 603.1 812-A FURNACE ROOM – GAS LINE – PAINT – REPAIR

65. IPMC 704.2 812-A FRONT BEDROOM – SMOKE DETECTOR – NOT WORKING – REPLACE MUST BE ELECTRIC
66. IPMC 305.3 812-A FRONT BEDROOM – PEELING PAINT – REPAIR – PREPARE AND PAINT
67. IPMC 305.3 812-A BATHROOM – CEILING – COLLAPSING – REPAIR IMMEDIATELY – MADE AWARE OF THIS
68. IPMC 605.3 812-A 2ND FLOOR HALLWAY – LIGHT GLOBE MISSING – PROVIDE
69. IPMC 305.3 812-A 2ND FLOOR HALLWAY – PEELING PAINT – REPAIR – PREPARE AND PAINT
70. IPMC 702.4 812-B FRONT BEDROOM – AC UNIT IN WINDOW – REMOVE – BLOCKS EGRESS
71. IPMC 304.3 812-B UNIT NUMBER ON EXTERIOR – PROVIDE
72. IPMC 305.5 812-B 2ND FLOOR – HANDRAIL – DEFECTIVE – REPLACE
73. IPMC 704.2 812-B 2ND BEDROOM – SMOKE DETECTOR –NOT WORKING – REPLACE MUST BE ELECTRIC
74. IPMC 108.2 812-C BOARDED – VACANT UNIT – NEEDS RENOVATION
75. IPMC 605.3 814-A KITCHEN – LIGHT COVER – MISSING – PROVIDE
76. IPMC 603.1 814-A FURNACE ROOM – GAS VALVE – PAINTED – REPAIR/REPLACE
77. IPMC 504.1 814-A HOT WATER HEATER – VENT PIPE – NOT INSTALLED PROPERLY – NEEDS PLUMBING PERMIT
78. IPMC 504.1 814-A HOT WATER HEATER – PRESSURE RELIEF VALVE – NOT INSTALLED PROPERLY – PLUMBING PERMIT
79. IPMC 305.3 814-A BATHROOM – PEELING PAINT – REPAIR – PREPARE AND PAINT
80. IPMC 605.2 814-A BATHROOM – GFCI – DEFECTIVE – REPLACE MUST REMAIN GFCI
81. IPMC 704.2 814-A REAR BEDROOM – SMOKE DETECTOR – NOT WORKING – REPLACE MUST BE ELECTRIC
82. IPMC 304.15 814-B SCREEN DOOR – HANDLE – DEFECTIVE – REPLACE

83. IPMC 604.3 814-B 1ST FLOOR TO 2ND FLOOR – EXTENSION CORDS – NO OUTLETS WORKING – REPAIR IMMEDIATELY – TRIPPING BACK TO BREAKER – GET LICENSED ELECTRICIAN
84. IPMC 305.3 814-C UTLITY ROOM – FLAKING PAINT – REPAIR – PREPARE AND PAINT
85. IPMC 605.3 814-C UTILITY ROOM – PROVIDE LIGHT FIXTURE – NOTHING THERE
86. IPMC 605.3 814-C LIVING ROOM – LIGHT GLOBE – MISSING – PROVIDE
87. IPMC 304.13 814-C 2ND BEDROOM – WINDOW – REMOVE CARDBOARD AND PROVIDE PLYWOOD
88. IPMC 603.1 816-A FURNACE – GAS VALVE PAINTED OVER – REPAIR/REPLACE
89. IPMC 704.2 816-A 2ND FLOOR – SMOKE DETECTOR – NOT WORKING – REPLACE MUST REMAIN ELECTRIC
90. IPMC 704.2 816-A FRONT BEDROOM – SMOKE DETECTOR – NONE – PROVIDE ELECTRIC SMOKE DETECTOR
91. IPMC 305.3 816-A BATHROOM – PEELING PAINT – REPAIR – PREPARE AND PAINT
92. IPMC 305.3 816-A BATHROOM – WALLS – MOLD – REPAIR – PREPARE AND PAINT
93. IPMC 305.3 816-A BATHROOM – WATER LEAK FROM TUB – REPAIR
94. IPMC 704.2 816-A ALL BEDROOMS – NO SMOKE DETECTORS – PROVIDE ELECTRIC SMOKE DETECTORS
95. IPMC 704.2 816-B 2ND & 3RD BEDROOM – SMOKE DETECTORS – PROVIDE ELECTRIC SMOKE DETECTORS
96. IPMC 305.3 816-B 2ND FLOOR – HALLWAY – PREPARE AND PAINT
97. IPMC 605.3 816-C EXTERIOR – MISSING LIGHT COVER – PROVIDE
98. IPMC 305.3 816-C 3RD BEDROOM – MOLD BY CLOSET DOOR AND CORNER – REPAIR – PREPARE AND PAINT
99. IPMC 304.14 816-C WINDOW SCREENS – PROVIDE
100. IPMC 304.13 816-C ALL BEDROOMS – WINDOWS – HARD TO OPEN – REPAIR

101. IPMC 605.2 816-C KITCHEN – GFCI – PROVIDE TO LEFT OF STOVE
102. IPMC 305.1 816-C KITCHEN – BACKSPLASH – REPLACE
103. IPMC 403.2 816-C BATHROOM – VENT FAN – CLEAN – CLOGGED
104. IPMC 305.1 805-A POOR HOUSEKEEPING THROUGHOUT – TENANT'S RESPONSIBILITY
105. IPMC 108.2 805-B VACANT & BOARDED – NEEDS FULL REHAB
106. IPMC 605.3 805-C FRONT ENTRANCE – LIGHT GLOBE – PROVIDE
107. IPMC 305.4 805-C ENTRANCE FOYER – FLOOR TILES – MISSING – PROVIDE
108. IPMC 704.2 805-C SMOKE DETECTORS – LOW BATTERY CHIRP – REPLACE BATTERIES
109. IPMC 603.1 805-C KITCHEN – STOVE – RIGHT FRONT & LEFT REAR BURNERS – NOT WORKING – REPAIR/REPLACE
110. IPMC 504.1 805-C KITCHEN – SINK – FAUCET HANDLES – BROKEN – REPLACE
111. IPMC 309.4 805-C EXTERMINATE – ROACHES
112. IPMC 305.1 805-C KITCHEN – COUNTERTOP – BACKSPLASH – REPLACE
113. IPMC 403.2 805-C BATHROOM – LIGHT/VENT FAN – DEFECTIVE – REPLACE
114. IPMC 305.3 805-C 3RD BEDROOM – CEILING – CHIPPING PAINT – REPAIR – PREPARE AND PAINT
115. IPMC 604.3 805-C HALLWAY – SWITCH – DEFECTIVE – REPLACE
116. IPMC 305.3 805-C KITCHEN – WALL – HOLE IN WALL BY DOOR TO RIGHT – REPAIR – PREPARE AND PAINT
117. IPMC 704.2 803-A 1ST BEDROOM – SMOKE DETECTOR – DEFECTIVE – MUST BE MADE ELECTRIC
118. IPMC 108.2 803-B VACANT & BOARD – COMPLETE REHAB
119. IPMC 304.3 803-C ENTRANCE – PROVIDE ADDRESS ON EXTERIOR OF BUILDING

120. IPMC 603.1 803-C KITCHEN – STOVE KNOBS – MISSING – PROVIDE
121. IPMC 605.2 803-C KITCHEN – GFCI – REPLACE
122. IPMC 504.1 803-C KITCHEN – TRAP LEAKING – REPAIR/REPLACE
123. IPMC 403.2 803-C BATHROOM - VENT SYSTEM – CLEAN
124. IPMC 305.3 803-C HALLWAY – HOLE IN WALL – REPAIR – PREPARE AND PAINT
125. IPMC 305.3 803-C WALL BEHIND FRONT DOOR – HOLE – REPAIR – PREPARE AND PAINT
126. IPMC 305.3 801-A 2ND BEDROOM – WALL & CEILING – CRACKING – REPAIR – PREPARE AND PAINT
127. IPMC 305.1 801-B KITCHEN – BASE CABINET – REPLACE
128. IPMC 305.3 801-B 1ST BEDROOM – CEILING – COLLAPSING – REPAIR IMMEDIATELY
129. IPMC 605.2 801-C BATHROOM – GFCI – REPLACE
130. IPMC 504.1 801-C BATHROOM – TUB SURROUND – RECAULK
131. IPMC 704.2 801-C BOTH HALLWAY SMOKE DETECTORS – ELECTRIC – REPLACE MUST REMAIN ELECTRIC
132. IPMC 305.3 801-C 3RD BEDROOM – CEILING – FLAKING & BUBBLING PAINT – REPAIR – PREPARE AND PAINT

BETSY COURT

133. IPMC 603.1 800-A FURNACE ROOM – GAS VALVES – PAINTED OVER – REPLACE WHEN UNIT CHANGED OUT
134. IPMC 504.1 800-B FURNACE ROOM – HOT WATER HEATER – NO PERMIT & HOOKED UP WRONG – PERMIT REQUIRED
135. IPMC 305.3 800-B FURNACE ROOM – CEILING – DEFECTIVE – REPAIR – PREPARE AND PAINT
136. IPMC 305.3 800-B LIVING ROOM – CEILING – LEAK – REPAIR – PREPARE AND PAINT

137. IPMC 305.3 800-B LIVING ROOM – WALL – RETAPE SEAM – PREPARE AND PAINT
138. IPMC 304.14 800-C WINDOW SCREENS – REPAIR OR REPLACE SCREENS
139. IPMC 403.2 800-C BATHROOM – VENT – CLEAN OUT
140. IPMC 304.13 800-C 1ST BEDROOM – BROKEN WINDOW – REPLACE
141. IPMC 605.3 800-C FRONT DOOR & HALLWAY AREA – GLOBE MISSING – PROVIDE
142. IPMC 605.2 800-C BATHROOM & KITCHEN – GFCI – REPLACE
143. IPMC 603.1 800-C KITCHEN – STOVE – RIGHT REAR BURNER – DEFECTIVE – REPAIR/REPLACE
144. IPMC 605.3 800-C KITCHEN – LIGHT – NOT WORKING – REPAIR/REPLACE
145. IPMC 605.3 800-C UTILITY ROOM – MISSING LIGHT – PROVIDE
146. IPMC 704.2 802-A BEDROOMS – NO SMOKE DETECTORS – PROVIDE ELECTRIC SMOKE DETECTORS
147. IPMC 305.1 802-B KITCHEN – POOR HOUSEKEEPING – TENANT’S RESPONSIBILITY
148. IPMC 603.1 802-B KITCHEN – STOVE – LEFT REAR BURNER – DEFECTIVE – REPAIR/REPLACE
149. IPMC 305.1 802-B KITCHEN – CABINETS FRONTS – REPLACE
150. IPMC 305.1 802-B KITCHEN – CEILING – CLEAN – GREASE
151. IPMC 305.3 802-B FURNACE ROOM – HOLES IN CEILING – REPAIR
152. IPMC 504.1 802-B HOT WATER HEATER – PRESSURE RELIEF VALVE – NOT INSTALLED PROPERLY
153. IPMC 704.2 802-B BEDROOMS – NO SMOKE DETECTORS – PROVIDE ELECTRIC SMOKE DETECTORS
154. IPMC 504.1 802-B BATHROOM – SINK – CLOGGED – MANAGEMENT MADE AWARE ON SITE
155. IPMC 305.3 802-B ALL BEDROOMS & BATHROOMS – PEELING PAINT – REPAIR – PREPARE AND PAINT

156. IPMC 108.2 802-C BOARDED AND VACANT – COMPLETE REHAB NEEDED
157. IPMC 704.2 804-A 1ST FLOOR – SMOKE DETECTOR – REMOVED – PROVIDE ELECTRIC SMOKE DETECTOR
158. IPMC 305.1 804-A POOR HOUSKEEPING – TENANT'S REPSONSIBILITY
159. IPMC 704.2 804-A 1ST BEDROOM – SMOKE DETECTOR – NOT WORKING – REPLACE WITH ELECTRIC SMOKE DETECTOR
160. IPMC 704.2 804-B GOOD (STILL NEEDS ELECTRIC SMOKE DETECTORS AND CO DETECTORS)
161. IPMC 304.14 804-C WINDOW SCREENS – REPLACE MISSING OR TORN
162. IPMC 704.2 804-C SMOKE DETECTORS – PROVIDE MISSING BATTERIES – THROUGHOUT
163. IPMC 305.3 804-C BATHROOM – FLAKING PAINT - REPAIR – PREPARE AND PAINT
164. IPMC 305.3 804-C BATHROOM – MOLD – REPAIR – PREPARE AND PAINT
165. IPMC 304.7 823-A EXTERIOR – WATER GETTING BEHIND SHINGLES – REPAIR OR REPLACE
166. IPMC 305.4 823-A BATHROOM – FLOORING – WEAK – REPLACE SUB-FLOORING
167. IPMC 704.2 823-A 1ST BEDROOM – SMOKE DETECTOR – NOT WORKING – REPLACE WITH ELECTRIC SMOKE DETECTOR
168. IPMC 704.2 823-A BOTH BACK BEDROOMS – SMOKE DETECTORS – NOT WORKING – PROVIDE ELECTRIC SMOKE DETECTORS
169. IPMC 704.2 823-A MASTER BEDROOM – SMOKE DETECTOR – NOT WORKING – PROVIDE ELECTRIC SMOKE DETECTOR
170. IPMC 108.2 823-B VACANT & BOARDED – NEEDS COMPLETE REHAB
171. IPMC 108.2 823-C VACANT & BOARDED – NEEDS COMPLETE REHAB
172. IPMC 108.2 821-A VACANT – WORKING ON REHAB DURING INSPECTION WILL NEED ELECTRIC SMOKES, CO & GFCI'S
173. IPMC 305.1 821-B KITCHEN – CABINET FRONT – LOOSE – REPAIR

174. IPMC 305.6 821-B 1ST FLOOR – CLOSET DOOR KNOB – PROVIDE
175. IPMC 504.1 821-B HOT WATER HEATER – PRESSURE RELIEF VALVE – NOT TO CODE
176. IPMC 605.2 821-B BATHROOM – GFCI – DEFECTIVE – REPLACE
177. IPMC 604.3 821-B BATHROOM – LIGHT SWITCH – BROKEN – REPLACE\
178. IPMC 305.3 821-B BATHROOM – PREPARE AND PAINT
179. IPMC 304.13 821-C WINDOW SCREENS – MISSING OR TORN – REPAIR/REPLACE
180. IPMC 305.3 821-C 2ND BEDROOM – FLAKING PAINT UNDER WINDOW – REPAIR – PREPARE AND PAINT
181. IPMC 304.13 821-C 2ND BEDROOM – WINDOW – LEAKING – REPAIR
182. IPMC 108.2 819-A VACANT & BOARDED – NEEDS COMPLETE REHAB
183. IPMC 605.2 819-B KITCHEN – GFCI – WON'T RESET – REPLACE – MUST REMAIN GFCI
184. IPMC 305.3 819-B ALL BEDROOMS – CEILINGS – DRYWALL – REPAIR – PREPARE AND PAINT
185. IPMC 704.2 819-C OK (WILL STILL NEED ELECTRIC SMOKE DETECTORS & CO)
186. IPMC 108.2 817-A VACANT & BOARDED – NEEDS COMPLETE REHAB
187. IPMC 108.2 817-B VACANT & BOARDED – NEEDS COMPLETE REHAB
188. IPMC 108.2 817-C VACANT & BOARDED – NEEDS COMPLETE REHAB
189. IPMC 108.2 815-A VACANT & BOARDED – NEEDS COMPLETE REHAB
190. IPMC 704.2 815-B MASTER BEDROOM – NO SMOKE DETECTOR – PROVIDE ELECTRIC SMOKE DETECTOR
191. IPMC 504.1 815-B BATHROOM – LEAK – LEAKING INTO KITCHEN – REPAIR – PREPARE AND PAINT

192. IPMC 305.3 815-B KITCHEN – WALL – WATER LEAK – REPAIR – PREPARE AND PAINT
193. IPMC 605.3 815-B 1ST FLOOR – LIGHT GLOBE – PROVIDE
194. IPMC 108.2 815-C VACANT & BOARDED – NEEDS COMPLETE REHAB
195. IPMC 304.6 813-A EXTERIOR – CABLE CORD FOR DISH NETWORK – REMOVE – NOT PERMITTED BY MANAGEMENT
196. IPMC 704.2 813-A 2ND BEDROOM – SMOKE DETECTOR – MISSING – PROVIDE ELECTRIC SMOKE DETECTOR
197. IPMC 704.2 813-A 2ND BEDROOM- SMOKE DETECTOR – MISSING – PROVIDE ELECTRIC SMOKE DETECTOR
198. IPMC 605.2 813-A KITCHEN – GFCI TO RIGHT OF SINK – DEFECTIVE – REPLACE MUST REMAIN GFCI
199. IPMC 304.8 813-B EXTERIOR – SOFFIET AREA – DEFECTIVE – REPLACE
200. IPMC 403.2 813-C BATHROOM – VENT FAN – NOT WORKING – REPAIR/REPLACE
201. IPMC 603.1 813-C KITCHEN – STOVE – LEFT REAR BURNER – DEFECTIVE –REPAIR/REPLACE
202. IPMC 704.2 813-C ALL ADA ALARMS ON SMOKE DETECTORS – HAVE CHECKED
203. IPMC 305.3 811-A FURNACE ROOM- CEILING – LEAK –REPAIR – PREPARE AND PAINT
204. IPMC 605.3 811-A DINING ROOM – LIGHT GLOBE – PROVIDE
205. IPMC 704.2 811-A 1ST BEDROOM – SMOKE DETECTOR – NOT WORKING – PROVIDE ELECTRIC SMOKE DETECTOR
206. IPMC 504.1 811-A KITCHEN – FAUCET – LEAKING – REPAIR/REPLACE
207. IPMC 504.1 811-A BATRHOOM – FAUCET – LEAKS – REPAIR/REPLACE
208. IPMC 604.3 811-A EXTERIOR LIGHT – SHORT – REPAIR/REPLACE
209. IPMC 304.15 811-B SCREEN DOOR – KNOB – DEFECTIVE – REPLACE
210. IPMC 305.1 811-B POOR HOUSEKEEPING – THROUGHOUT – TENANT'S RESPONSIBILITY

211. IPMC 304.14 811-C WINDOW SCREENS – TORN OR MISSING – REPAIR/REPLACE
212. IPMC 403.2 811-C VENT COVERS THROUGHOUT – REPAIR/REPLACE
213. IPMC 305.3 811-C BATHROOM – WALLS – FLAKING PAINT – REPAIR – PREPARE AND PAINT
214. IPMC 604.3 809-A LIVING ROOM – LIGHT – DEFECTIVE – REPAIR/REPLACE
215. IPMC 309.4 809-A FURNACE ROOM – DEAD MICE – REMOVE
216. IPMC 605.2 809-A KITCHEN – GFCI – REPLACE
217. IPMC 305.3 809-A BATHROOM – CEILING – REPAIR – PREPARE AND PAINT
218. IPMC 403.2 809-A BATHROOM – VENT FANT – CLEAN
219. IPMC 305.5 809-A INTERIOR HANDRAIL – BROKEN – REPLACE
220. IPMC 604.3 809-A EXTENSION CORDS – THROUGHOUT – REMOVE – TRIPPING HAZARD
221. IPMC 604.3 809-A ELECTRICAL OUTLETS – DEFECTIVE – THROUGHOUT – REASON FOR CORDS
222. IPMC 305.5 809-B INTERIOR HANDRAIL – DEFECTIVE – REPAIR/REPLACE
223. IPMC 704.2 809-B ALL BEDROOMS – NOT SMOKE DETECTORS – PROVIDE ELECTRIC SMOKE DETECTORS
224. IPMC 108.2 809-C VACANT & BOARDED – NEEDS COMPLETE REHAB
225. IPMC 108.2 807-A VACANT & BOARDED – NEEDS COMPLETE REHAB
226. IPMC 304.8 807-A FRONT AC COVER (BOX) FALLING OFF FRONT OF BUILDING – REATTACH
227. IPMC 104.3 807-B NO ACCESS – KEY LOCKS CHANGED
228. IPMC 108.2 807-C VACANT & BOARDED – NEEDS COMPLETE REHAB

- 229. IPMC 704.2 805-A 1ST FLOOR – SMOKE DETECTOR – NOT WORKING – PROVIDE ELECTRIC SMOKE DETECTOR
- 230. IPMC 305.1 805-A FURNACE ROOM – FURNITURE BLOCKING ACCESS – REMOVE – CANNOT BLOCK
- 231. IPMC 704.2 805-B OK (NEED TO VERIFY IF THIS HAS ELECTRIC SMOKE DETECTORS & CO)
- 232. IPMC 704.2 805-C OK (NEED TO VERIFY IF THIS HAS ELECTRIC SMOKE DETECTORS & CO)
- 233. IPMC 704.2 803-A BEDROOMS – NO SMOKE DETECTORS – PROVIDE ELECTRIC SMOKE DETECTORS
- 234. IPMC 403.2 803-A BATHROOM – VENT FAN – NOT WORKING – REPAIR/REPLACE
- 235. IPMC 504.1 803-A BATHROOM – SINK – REATTACH TO WALL
- 236. IPMC 108.2 803-B VACANT & BOARDED – NEEDS COMPLETE REHAB
- 237. IPMC 704.2 803-C SMOKE DETECTORS – LOW BATTERY CHIRP – PROVIDE BATTERIES
- 238. IPMC 605.3 803-C HALLWAY – LIGHT GLOBE – BROKEN – REPLACE
- 239. IPMC 305.6 803-C BEDROOMS – DOORS – HOLES – REPLACE
- 240. IPMC 604.3 803-C 2ND BEDROOM – OUTLET COVER PLATES – MISSING – PROVIDE
- 241. IPMC 605.2 803-C BATHROOM – GFCI – DEFECTIVE – REPLACE
- 242. IPMC 305.3 803-C HALLWAY – FINISH WALL REPAIR – PREPARE AND PAINT

LAUNDRY ROOM & COMMUNITY CENTER AREAS

- 243. IPMC 604.3 EXTERIOR – ELECTRIC BOX ON OUTSIDE – SECURE
- 244. IPMC 403.5 DRYER VENTS – SCREWS IN PIPING – REMOVE
- 245. IPMC 603.2 MECHANICAL ROOM – REMOVE STORAGE
- 246. IPMC 603.2 MECHANICAL ROOM – CEILING COLLAPSING – REPAIR – PREPARE AND PAINT

247. IPMC 605.2 LAUNDRY ROOM – WASHER – PROVIDE GFCI'S
248. IPMC 702.1 EXIT LIGHTS – DEFECTIVE – REPLACE
249. IPMC 702.1 EXIT LIGHT AT FAR SIDE – REPLACE
250. IPMC 702.1 EMERGENCY BACK UP LIGHTS – NOT WORKING – REPLACE
251. IPMC 504.1 BATHROOM – TOILET – LOOSE – SECURE TO FLOOR
252. IPMC 704.2/704.3 ALL UNITS – PROVIDE ELECTRIC HARDWIRED SMOKE DETECTORS IN ALL SLEEPING ROOMS AND ALL LEVELS – ELECTRICAL PERMIT WILL BE REQUIRED
253. IRC 315.1 ALL UNITS – PROVIDE CO DETECTORS ON THE LEVEL OF THE SLEEPING ROOMS
254. IPMC 304.14 ALL UNITS – WINDOWS – SCREENS – PROVIDE
255. IPMC 505.4 ALL UNITS – HOT WATER HEATER – PRESSURE RELIEF VALVES – MUST EXTEND TO 6" ABOVE FLOOR – NOT INTO WALLS ETC – PLUMBING PERMITS MAY BE REQUIRED
256. NFPA 10.11.6.1 &2 GRILLS ON EXTERIOR – MUST BE USED 15FT AWAY FROM THE DWELLINGS
257. IPMC 605.2 ALL BATHROOMS & KITCHEN AREAS – PROVIDE GFCI OUTLETS AT AREAS BY SINKS
258. IPMC 304.2 EXTERIOR WOOD TRIM – REPLACE ROTTEN – PREPARE & PAINT\
259. IPMC 305.1 EXTERIOR – COMMON AREAS & GROUNDS – NEED TO BE CLEANED AND PICKED UP DAILY

ALL ELECTRICAL, MECHANICAL, BUILDING AND PLUMBING WORK WILL REQUIRE PERMITS TO DO THE WORK AND FINAL INSPECTIONS ON THESE ITEMS WILL BE CONDUCTED BY THE CITY OF ANNAPOLIS INSPECTORS FOR THAT TRADE – ANY QUESTIONS, PLEASE FEEL FREE TO CONTACT US AT 410-263-7946

WILLIAM F. BECKER
PROPERTY MAINTENANCE CORRECTION NOTICE #RENT1605-070

PROPERTY ADDRESS: ROBINWOOD

PROPERTY OWNER: Annapolis Housing Authority
c/o Ms. Buchanan
1217 Madison Street
Annapolis, MD 21401

DATE OF INSPECTION: May 9-11, 2016

INSPECTION TYPE: ANNUAL

INSPECTOR: MARY EMRICK, ADAM KNIGHT, STEVE ANDREWS & HENRY GUTIERREZ

VIOLATION(S)

No.	Code Ref.	Unit	Violation Description
1.	IPMC 603.1	ALL UNITS	ALL SCREENED FRESH AIR INTAKES ARE NOT TO CODE. MECHANICAL PERMITS WILL BE REQUIRED. MOST ARE BROKEN AND INFESTED WITH BIRD NESTINGS.
2.	IPMC 402.3	ALL UNITS	BATH VENTS ON EXTERIOR LOUVERS BROKEN. BIRDS NESTING CAUSING FIRE HAZARD - REPLACE
3.	IPMC 302.1	ALL UNITS	GENERAL CLEAN-UP - REMOVE ALL TRASH ON GROUNDS THROUGHOUT
4.	IPMC 704.2	ALL UNITS	ALL BEDROOMS MUST HAVE HARDWIRED SMOKE DETECTORS - PROVIDE
5.	IRC 315.1	ALL UNITS	ALL UNITS MUST HAVE C.O. DETECTOR ON LEVEL OF SLEEPING ROOMS - PROVIDE
6.	IPMC 605.3	1301	KITCHEN: LIGHT COVER - PROVIDE
7.	IPMC 603.1	1301	KITCHEN: REAR LEFT BURNER ON STOVE DEFECTIVE - REPAIR/REPLACE
8.	IPMC 309.1	1301	INFESTATION OF WATER BUGS SEVERE ISSUE IN BEDS - TERMINATE & PROVIDE CITY WITH REPORT

9.	IPMC 305.6	1301	HALLWAY: CLOSET DOOR BY STAIRS—REPLACE
10.	IPMC 305.3	1301	HALLWAY: 2 ND FLOOR HAS HOLE-- REPAIR, PREPARE & PAINT
11.	IPMC 305.3	1301	STAIRWAY: TOP -RAIL HAS MOLD - REPAIR, PREPARE & PAINT (NEEDS NEW WOOD- MGMT NOTIFIED)
12.	IPMC 305.6	1301	DOORS: ALL BEDROOMS, CLOSET, & BATHROOM HAVE MOLD -REPAIR, PREPARE & PAINT (WATER DAMAGE FROM WET CLOTHES CHEAP PRESSED DOORS SO ALL NEED TO BE REPLACED. MGMT NOTIFIED.)
13.	IPMC 305.3	1301	BATHROOM: 2 ND – WALL HAS HOLE-- REPAIR, PREPARE & PAINT
14.	IPMC 305.1	1301	BATHROOM: 2 ND —TOILET PAPER HOLDER—REPLACE
15.	IPMC 304.15	1301	FRONT: SCREEN DOOR STICKS—REPAIR/REPLACE
16.	IPMC 304.15	1301	ENTRANCE DOOR: BENT—REPLACE (GAP)
17.	IPMC 704.2	1303	BEDROOMS: ALL THREE--SMOKE DETECTORS NOT SOUNDING—REPLACE
18.	IPMC 504.1	1305	FRONT LAWN AREA—SEWER CLEAN OUT--PROVIDE CAP
19.	IPMC 305.1	1305	KITCHEN: BACKSPLASH ROTTEN—REPLACE
20.	IPMC 305.1	1305	KITCHEN: COUNTERTOP EDGING-- PROVIDE
21.	IPMC 605.3	1305	KITCHEN: LIGHT GLOBE—PROVIDE
22.	IPMC 305.3	1305	DINING ROOM/KITCHEN: SOFFIT AREA-- REPAIR, PREPARE & PAINT
23.	IPMC 704.2	1305	BEDROOM: 3 RD — SMOKE DETECTORS NOT SOUNDING—REPLACE
24.	IPMC 304.13	1307	DINING ROOM: REAR WINDOW—REPAIR/REPLACE
25.	IPMC 504.1	1307	KITCHEN: SINK LEAKS—REPAIR

26.	IPMC 704.2	1307	1 ST FLOOR: SMOKE DETECTORS NOT SOUNDING—REPLACE
27.	IPMC 304.13	1307	BATHROOM: 2 ND FLOOR—WINDOW—REPAIR
28.	IPMC 704.2	1307	BEDROOM: 1 ST & 2 ND —SMOKE DETECTORS NOT SOUNDING—REPLACE
29.	IPMC 305.3	1307	BATHROOM: 2 ND FLOOR—CEILING HAS MOLD-- REPAIR, PREPARE & PAINT
30.	IPMC 305.1	1309	KITCHEN: BACKSPLASH ROTTEN—REPLACE
31.	IPMC 704.2	1309	HALLWAY: 1 ST & 2 ND FLOOR-- SMOKE DETECTORS DEFECTIVE—REPLACE
32.	IPMC 108.2	1311	UNIT VACANT & BOARDED
33.	IPMC 504.1	1313	KITCHEN: SINK FAUCET LOOSE—REPAIR
34.	IPMC 605.3	1313	KITCHEN: LIGHT GLOBE—PROVIDE
35.	IPMC 704.2	1313	BEDROOM: REAR—PROVIDE SMOKE DETECTOR
36.	IPMC 305.6	1313	BATHROOM: 1 ST FLOOR--DOOR DRAGS—ADJUST
37.	IPMC 402.3	1313	BATHROOM: 1 ST FLOOR—VENT FAN DEFECTIVE—REPAIR/REPLACE
38.	IPMC 605.3	1313	HALLWAY: LIGHT FIXTURE AT STAIRS—PROVIDE GLOBE
39.	IPMC 305.3	1313	BATHROOM: 2 ND —CEILING HAS MOULD-- REPAIR, PREPARE & PAINT
40.	IPMC 604.3	1313	BATHROOM: 2 ND —GFCI OUTLET & COVER PLATE BROKEN—REPLACE
41.	IPMC 704.2	1313	BEDROOM: REAR—SMOKE DETECTORS NOT SOUNDING—REPLACE
42.	IPMC 605.1	1313	HALLWAY: 2 ND FLOOR--LIGHT DEFECTIVE—REPAIR/REPLACE
43.	IPMC 605.1	1313	BEDROOM: REAR—STROBE HANGING—SECURE

44.	IPMC 305.6	1313	BEDROOM: 3 RD —DOOR KNOB—PROVIDE
45.	IPMC 305.6	1315	1 ST FLOOR: CLOSET DOOR HAS HOLE—REPLACE
46.	IPMC 305.3	1315	BATHROOM: 2 ND —CEILING—PAINT
47.	IPMC 704.2	1315	BEDROOM: 1 ST —SMOKE DETECTOR—PROVIDE
48.	IPMC 704.2	1315	BEDROOM: 3 RD — SMOKE DETECTORS NOT SOUNDING—REPLACE
49.	IPMC 305.6	1315	BEDROOM: 2 ND DOOR HAS HOLE—REPLACE
50.	IPMC 302.9	1317	GRAFFITI ON BRICK WALL—CLEAN & REMOVE
51.	IPMC 304.14	1317	WINDOW: SCREENS—PROVIDE
52.	IPMC 305.1	1317	KITCHEN: BACKSPLASH—RE-CAULK
53.	IPMC 305.6	1319	BEDROOM: 1 ST —DOOR HAS HOLE—REPLACE
54.	IPMC 704.2	1319	BEDROOMS: ALL FOUR- - SMOKE DETECTORS NOT SOUNDING—REPLACE
55.	IPMC 305.3	1319	BEDROOM: 1 ST —WALL HAS HOLE-- REPAIR, PREPARE & PAINT
56.	IPMC 305.6	1319	SCREEN DOOR: SPRING ARM DEFECTIVVE—REPAIR/REPLACE
57.	IPMC 304.14	1319	BATHROOM: 2 ND FLOOR—WINDOW SCREEN TORN—REPAIR/REPLACE
58.	IPMC 604.3	1321	KITCHEN: ALL STOVE BURNERS DEFECTIVE—REPAIR/REPLACE
59.	IPMC 305.1	1321	KITCHEN: BACKSPLASH ROTTEN—REPLACE
60.	IPMC 305.3	1321	DINING ROOM: OPENING HEADER WALL-- REPAIR, PREPARE & PAINT
61.	IPMC 305.3	1321	BEDROOM: 4 TH —HALLWAY WALL HAS HOLE-- REPAIR, PREPARE & PAINT

62.	IPMC 305.6	1321	BEDROOM: 4 TH —CLOSET DOOR HAS HOLE—REPLACE
63.	IPMC 305.6	1321	BEDROOM: 4 TH —DOOR KNOB—PROVIDE
64.	IPMC 305.6	1321	BATHROOM: 2 ND FLOOR—DOOR JAMB DEFECTIVE—REPLACE
65.	IPMC 305.6	1321	BATHROOM: 2 ND FLOOR—DOOR BROKEN—NO LOCK—REPLACE
66.	IPMC 305.1	1321	DINING ROOM: SOFFIT AREA LEAK & HOLE-- REPAIR. PREPARE & PAINT
67.	IPMC 305.5	1321	STAIRS: HANDRAIL LOOSE—SECURE
68.	IPMC 305.6	1321	BEDROOM: 2 ND —DOOR HAS HOLES—REPLACE
69.	IPMC 305.6	1321	BEDROOM: 3 RD —CLOSET DOOR HAS HOLE—REPLACE
70.	IPMC 305.3	1321	BEDROOM: 3 RD —WALL AT VENT-- REPAIR. PREPARE & PAINT
71.	IPMC 309.1	1323	INFESTATION OF ROACHES: EXTERMINATE & PROVIDE CITY WITH REPORT
72.	IPMC 604.1	1323	NO ELECTRIC IN UNIT—MUST BE TURNED ON IN 72 HOURS OR TENANT MUST VACATE UNIT (<i>MANAGEMENT NOTIFIED</i>) - ABATED
73.	IPMC 704.2	1325	FLOOR: 1 ST —SMOKE DETECTOR BATTER MISSING—PROVIDE
74.	IPMC 402.3	1325	BATHROOM: 1 ST FLOOR—VENT FAN DEFECTIVE—REPAIR/REPLACE
75.	IPMC 605.3	1325	BATHROOM: 1 ST FLOOR: LIGHT GLOBE AT STAIRWAY - PROVIDE
76.	IPMC 504.1	1325	KITCHEN: SINK AERATOR—PROVIDE
77.	IPMC 305.6	1325	1 ST FLOOR: CLOSET DOOR HAS HOLE—REPLACE
78.	IPMC 704.2	1325	2 ND FLOOR: ELECTRIC SMOKE DETECTOR REMOVED—PROVIDE

79.	IPMC 305.1	1325	BATHROOM: 2 ND FLOOR—TOILET SEAT MISSING-- PROVIDE
80.	IPMC 504.1	1325	BATHROOM: 2 ND FLOOR--FAUCET DRIPPING—REPAIR
81.	IPMC 305.3	1325	BATHROOM: 2 ND FLOOR—CEILING HAS MOLD-- REPAIR, PREPARE & PAINT
82.	IPMC 704.2	1325	BEDROOM: REAR—PROVIDE SMOKE DETECTOR
83.	IPMC 305.6	1325	BEDROOM: 2 ND --DOOR HAS HOLE—REPLACE
84.	IPMC 305.1	1325	BEDROOM: 2 ND —SOMEONE LEFT FECES ON FLOOR—CLEAN UP
85.	IPMC 305.1	1325	POOR HOUSEKEEPING—CLEAN UP
86.	IPMC 305.3	1327	BATHROOM: 1 ST FLOOR—WALL FLAKING-- REPAIR, PREPARE & PAINT
87.	IPMC 305.1	1327	KITCHEN: BACKSPLASH ROTTEN—REPLACE
88.	IPMC 305.3	1327	LIVING ROOM: WALL AT SWITCH HAS HOLE— REPAIR, PREPARE & PAINT
89.	IPMC 704.2	1327	2 ND FLOOR—ELECTRIC SMOKE DETECTOR DEFECTIVE—REPLACE
90.	IPMC 305.3	1327	BATHROOM: 2 ND FLOOR CEILING HAS MOLD-- REPAIR, PREPARE & PAINT
91.	IPMC 305.3	1327	BATHROOM: 2 ND FLOOR—FLAKING PAINT-- REPAIR, PREPARE & PAINT
92.	IPMC 305.3	1327	BEDROOM: 1 ST —WALL HAS HOLD-- REPAIR, PREPARE & PAINT
93.	IPMC 704.2	1327	BEDROOMS: ALL—SMOKE DETECTORS—PROVIDE
94.	IPMC 702.1	1325	BEDROOM: FRONT—WINDOW HAS A/C UNIT THAT BLOCKS EGRESS—REMOVE
95.	IPMC 704.2	1329	BEDROOMS: FRONT & REAR—SMOKE DETECTOR NOT SOUNDING—REPLACE
96.	IPMC 704.2	1330	SMOKE DETECTOR: MISSING HARD WIRE ON 1 ST FLOOR—PROVIDE

97.	IPMC 605.3	1330	1 ST FLOOR: MISSING GLOBE ON FLIGHT FIXTURE—PROVIDE
98.	IPMC 304.18	1330	REAR DOOR DOES NOT LOCK PROPERLY—REPAIR/REPLACE
99.	IPMC 305.1	1330	KITCHEN: MISSING EDGES AND LOOSE EDGES—REPLACE
100.	IPMC 305.3	1330	BATHROOM: CEILING HAS MOLD AND FLAKING PAINT-- REPAIR, PREPARE & PAINT
101.	IPMC 704.2	1330	SMOKE DETECTORS: LOW BATTERIES THROUGHOUT—REPAIR/PROVIDE
102.	IPMC 305.6	1330	BEDROOM: 3 RD —DOOR STICKS AT STRIKE PLATE--REPAIR
103.	IPMC 305.1	1331	STORM DOOR: FRONT HANDLE BROKEN—REPLACE
104.	IPMC 304.14	1331	WINDOW: SCREENS HAVE HOLES—REPAIR/REPLACE
105.	IPMC 704.2	1331	BATHROOM: 1 ST FLOOR—GFCI DEFECTIVE—REPLACE
106.	IPMC 305.1	1331	KITCHEN: BASE CABINET & SINK—REPLACE
107.	IPMC 305.3	1331	BATHROOM: 2 ND FLOOR—CEILING-- REPAIR, PREPARE & PAINT
108.	IPMC 304.13	1331	BATHROOM: 2 ND —WINDOW—REPAIR/REPLACE
109.	IPMC 704.2	1331	BEDROOM: 1 ST —SMOKE DETECTOR NOT SOUNDING—REPLACE
110.	IPMC 704.2	1331	BEDROOM: 2 ND —SMOKE DETECTOR—PROVIDE
111.	IPMC 704.2	1331	BEDROOM: 3 RD — SMOKE DETECTOR NOT SOUNDING—REPLACE
112.	IPMC 305.1	1331	KITCHEN: REFRIGERATOR BULB—PROVIDE
113.	IPMC 704.2	1332	KITCHEN: GFCI OPEN GROUND—REPAIR/REPLACE
114.	IPMC 702.3	1332	BEDROOM: KEY LOCK—REMOVE – NOT PERMITTED

115.	IPMC 704.2	1332	BEDROOM: NO SMOKE DETECTOR--PROVIDE
116.	IPMC 305.3	1333	BATHROOM: 2 ND -- REPAIR, PREPARE & PAINT
117.	IPMC 604.3	1333	BATHROOM: 2 ND --GFCI PAINTED OVER--REPLACE
118.	IPMC 402.3	1333	BATHROOM: 1 ST FLOOR—VENT FAN DEFECTIVE—REPAIR/REPLACE
119.	IPMC 704.2	1333	BEDROOM: REAR—SMOKE DETECTORS NOT SOUNDING—REPLACE
120.	IPMC 704.2	1333	BEDROOM: FRONT—SMOKE DETECTORS NOT SOUNDING—REPLACE
121.	IPMC702.3	1334	BEDROOM: 1 ST —DOOR KEY LOCKS—REMOVE – NOT PERMITTED
122.	IPMC 304.13	1334	LIVING ROOM: WINDOW CRACKED—REPLACE
123.	IPMC 304.14	1334	WINDOWS: SCREENS THROUGHOUT
124.	IPMC 305.3	1334	DINING ROOM: CHIPPING PAINT-- REPAIR, PREPARE & PAINT
125.	IPMC 603.3	1334	CLOTHES HANGING ON GAS LINE—REMOVE
126.	IPMC 504.1	1334	BATHROOM: 2 ND —TUB—RECAULK
127.	IPMC 604.3	1334	BEDROOM: MASTER—WALL OUTLET-FIRE DAMAGE—REPLACE
128.	IPMC 304.13	1334	BEDROOM: 2 ND —WINDOWS HAVE MOLD-- REPAIR, PREPARE & PAINT
129.	IPMC 604.3	1334	BEDROOM: 2 ND —OUTLETS OLD—REPLACE
130.	IPMC 704.2	1334	BEDROOM: SMOKE DETECTORS NEED BATTERIES--PROVIDE
131.	IPMC 305.1	1335	KITCHEN: BACKSPLASH—RE-CAULK
132.	IPMC 305.1	1335	KITCHEN: COUNTERTOP EDGING—PROVIDE

133.	IPMC 305.3	1335	ATTIC ACCESS: PEELING PAINT-- REPAIR. PREPARE & PAINT
134.	IPMC 704.2	1335	LOW BATTERY CHIRP—PROVIDE BATTERIES
135.	IPMC 605.2	1335	BATHROOM: GFCI—REPLACE
136.	IPMC 305.3	1335	BATHROOM: FLAKING PAINT-- REPAIR. PREPARE & PAINT
137.	IPMC 604.3	1336	BATHROOM: ½ BATH--PAINTED GFCI--REPAIR
138.	IPMC 604.3	1336	KITCHEN: PAINTED GFCI—REPAIR
139.	IPMC 305.1	1337	KITCHEN: BACKSPLASH—RECAULK
140.	IPMC 305.1	1337	KITCHEN: COUNTERTOP EDGING—RE-ATTACH
141.	IPMC 702.1	1337	STAIRWAY: BOOK SHELF AT BOTTOM OF STAIRS—REMOVE
142.	IPMC 704.2	1337	BEDROOMS: ALL-- SMOKE DETECTORS NOT SOUNDING—REPLACE
143.	IPMC 504.1	1338	BATHROOM: 1 ST FLOOR—SINK LOOSE—REPAIR
144.	IPMC 603.3	1338	KITCHEN: STOVE—FRONT LEFT BURNER DEFECTIVE—REPAIR
145.	IPMC 704.2	1338	1 ST FLOOR—SMOKE DETECTOR NOT SOUNDING--REPLACE
146.	IPMC 605.1	1339	KITCHEN: CLOSET BY STOVE—LIGHT FIXTURE LOOSE—REPAIR
147.	IPMC 704.2	1339	BEDROOMS: ALL--SMOKE DETECTORS NOT SOUNDING—REPLACE
148.	IPMC 604.3	1340	KITCHEN: STOVE—GFCI PAINTED OVER—REPAIR/REPLACE
149.	IPMC 604.3	1340	BATHROOM: HALF; PAINTED OVER GFCI—REPAIR/REPLACE
150.	IPMC 604.3	1340	BATHROOM: 2 ND HALL-- PAINTED OVER GFCI—REPAIR/REPLACE

151.	IPMC 704.2	1340	LOW BATTERY CHIRP—REPLACE
152.	IPMC 603.3	1340	STORAGE IN FURNACE CLOSET--REMOVE
153.	IPMC 305.3	1341	BATHROOM: REPAINT
154.	IPMC 305.2	1341	HALLWAY: 2 ND FLOOR CEILING—RE-ATTACH TO RAFTERS
155.	IPMC 305.3	1341	HALLWAY: WALL HAS HOLE-- REPAIR, PREPARE & PAINT
156.	IPMC 704.2	1341	BEDROOMS: ALL-- SMOKE DETECTORS NOT SOUNDING—REPLACE
157.	IPMC 403.5	1342	KITCHEN: DRYER MUST VENT OUTSIDE—REPAIR
158.	IPMC 504.1	1342	BATHROOM: 2 ND TUB—RECAULK
159.	IPMC 305.3	1342	BATHROOM: 2 ND —CEILING & WALL HAVE MOLD-- REPAIR, PREPARE & PAINT
160.	IPMC 504.1	1342	BATHROOM: 2 ND —SINK DETACHED FROM WALL—REPAIR
161.	IPMC 305.6	1342	BATHROOM: DOOR JAMB DEFECTIVE--REPAIR
162.	IPMC 305.6	1343	BATHROOM: DOOR-- PREPARE & PAINT
163.	IPMC 704.2	1343	BEDROOM: 2 ND —SMOKE DETECTOR NOT SOUNDING—REPLACE
164.	IPMC 305.3	1344	KITCHEN: CEILING HAS WATER DAMAGE-- REPAIR, PREPARE & PAINT
165.	IPMC 404.4	1345	LIVING ROOM: REMOVE COT—CANNOT HAVE BED HERE
166.	IPMC 704.2	1345	BEDROOMS: ALL—SMOKE DETECTORS—PROVIDE
167.	IPMC 108.2	1346	BOARDED: VACANT
168.	IPMC 309.1	1346	INFESTATION OF BED BUGS--EXTERMINATE

169.	IPMC 309.1	1348	INFESTATION OF BED BUGS— EXTERMINATE
170.	IPMC 704.2	1349	BEDROOM: 3 RD —SMOKE DETECTORS NOT SOUNDING—REPLACE
171.	IPMC 305.3	1350	STAIRS: LANDING HAS MOLD-- REPAIR, PREPARE & PAINT
172.	IPMC 305.3	1350	BEDROOM: 2 ND & 3 RD —WALL DEFECTIVE— REPAIR, PREPARE & PAINT
173.	IPMC 305.4	1350	BATHROOM: FLOOR TILES DEFECTIVE—REPLACE
174.	IPMC 305.3	1350	BATHROOM: WALL NEAR TOILET—LEAK— REPAIR, PREPARE & PAINT
175.	IPMC 305.3	1350	BATHROOM: WALL HAS MOLD-- REPAIR, PREPARE & PAINT
176.	IPMC 305.4	1350	STAIRWAY: 4 TH STEP UP IS DEFECTIVE—REPAIR
177.	IPMC 305.3	1350	STAIRWAY: WALL HAS HOLE-- REPAIR, PREPARE & PAINT
178.	IPMC 704.2	1350	BEDROOMS: ALL-- SMOKE DETECTOR NOT SOUNDING—REPLACE
179.	IPMC 305.1	1350	POOR HOUSEKEEPING—MUST BE CLEANED
180.	IPMC 305.1	1351	KITCHEN: COUNTERTOP EDGING—PROVIDE
181.	IPMC 704.2	1351	BEDROOMS: ALL-- SMOKE DETECTORS NOT WORKING—REPLACE
182.	IPMC 603.1	1352	KITCHEN: STOVE—BURNER DEFECTIVE—REPAIR/REPLACE
183.	IPMC 504.1	1353	BATHROOM: TOILET LOOSE—REPAIR/REPLACE
184.	IPMC 704.2	1353	BEDROOM: 2 ND —SMOKE DETECTORS NEED BATTERIES—PROVIDE
185.	IPMC 704.2	1353	BEDROOMS: ALL—SMOKE DETECTORS—PROVIDE
186.	IPMC 108.2	1353	VACANT: REHAB UNIT

187.	IPMC 605.2	1353	BATHROOM & KITCHEN: PROVIDE GFCI'S
188.	IPMC 605.1	1354	ENTRANCE: RE-ATTACH OUTDOOR LIGHT FIXTURE
189.	IPMC 605.2	1354	KITCHEN: REPLACE GFCI
190.	IPMC 604.3	1354	LOOSE RECEPTACLES THROUGHOUT UNIT--REPAIR/REPLACE
191.	IPMC 305.6	1354	STAIRWAY: HOLE IN DOOR AT BOTTOM OF STAIRS—REPAIR/REPLACE
192.	IPMC 305.4	1354	HALLWAY: 2 ND FLOOR--BROKEN FLOOR TILE—REPAIR/REPLACE
193.	IPMC 604.3	1354	BEDROOM: 2 ND —OUTLET SPARKING—REPLACE
194.	IPMC 305.6	1354	BEDROOM: 2 ND —BROKEN DOOR FRAME AND MISSING DOOR STRIKE--REPAIR/REPLACE
195.	IPMC 305.3	1354	BATHROOM: 2 ND FLOOR—MOLD, MILDEW. FLAKING PAINT-- REPAIR, PREPARE & PAINT
196.	IPMC 305.1	1354	BATHROOM: 2 ND FLOOR—FLAKING PAINT ON DOOR-- REPAIR, PREPARE & PAINT
197.	IPMC 504.1	1354	BATHROOM: 2 ND FLOOR—TOILET RUNNING—REPAIR/REPLACE
198.	IPMC 305.3	1355	BATHROOM: 2 ND FLOOR—CEILING HAS MOLD-- REPAIR, PREPARE & PAINT
199.	IPMC 704.2	1355	BEDROOMS: ALL THREE—SMOKE DETECTORS—PROVIDE
200.	IPMC 305.5	1355	STAIRWAY: HANDRAILS FLAKING PINT-- REPAIR, PREPARE & PAINT
201.	IPMC 304.14	1356	WINDOWS: PROVIDE SCREENS
202.	IPMC 403.5	1356	KITCHEN: DRYING MUST VENT OUTSIDE—REPAIR
203.	IPMC 305.1	1356	BATHROOM: TOILET SEAT DEFECTIVE—REPAIR/REPLACE
204.	IPMC 305.1	1356	BATHROOM: TOWEL BAR—PROVIDE

205.	IPMC 504.1	1356	BATHROOM: TOILET HANDLE DEFECTIVE—REPLACE
206.	IPMC 304.15	1356	SCREEN DOOR HANGS UP—WON'T SHUT—REPAIR/REPLACE
207.	IPMC 704.2	1357	BEDROOM: 1 ST —SMOKE DETECTOR NOT SOUNDING—REPLACE
208.	IPMC 704.2	1358	BEDROOM: 2 ND & 3 RD —SMOKE DETECTORS NOT SOUNDING—REPLACE
209.	IPMC 305.3	1358	BATHROOM: CEILING HAS MOLD— REPAIR, PREPARE & PAINT
210.	IPMC 504.1	1358	BATHROOM: TOILET LOOSE—REPAIR/REPLACE
211.	IPMC 704.2	1358	HALLWAY: 2 ND FLOOR SMOKE DETECTORS NOT SOUNDING—REPLACE
212.	IPMC 704.2	1359	1 ST FLOOR—SMOKE DETECTOR HANGING—SECURE
213.	IPMC 604.3	1359	HALLWAY: 1 ST FLOOR—LIGHT DEFECTIVE—REPAIR/REPLACE
214.	IPMC 605.2	1359	KITCHEN: GFCI—PROVIDE
215.	IPMC 603.1	1359	MECHANICAL ROOM: FURNACE FLUE PIPE—RE-PIPE
216.	IPMC 605.2	1359	BATHROOM: 1 ST —GFCI—PROVIDE
217.	IPMC 402.3	1359	BATHROOM: 1 ST —VENT FAN DEFECTIVE—REPLACE
218.	IPMC 305.1	1359	BATHROOM: 2 ND —TOILET SEAT—PROVIDE
219.	IPMC 305.3	1359	BATHROOM: 2 ND —CEILING DEFECTIVE— REPAIR, PREPARE & PAINT
220.	IPMC 704.2	1359	BEDROOM: REAR—BOTH—SMOKE DETECTORS NOT SOUNDING—REPLACE
221.	IPMC 704.2	1359	HALLWAY: 2 ND FLOOR— SMOKE DETECTORS NOT SOUNDING—REPLACE
222.	IPMC 603.1	1360	KITCHEN: STOVE—RIGHT SIDE DEFECTIVE—REPAIR

223.	IPMC 305.1	1360	KITCHEN: COUNTERTOP MISSING EDGE—REPAIR/REPLACE
224.	IPMC 704.2	1360	1 ST FLOOR: SMOKE DETECTOR— PROVIDE HARD WIRED
225.	IPMC 304.14	1360	BATHROOM: RIPPED SCREEN IN WINDOW —REPLACE
226.	IPMC 305.3	1360	HALLWAY: OUTSIDE OF 1 ST BEDROOM—HOLE IN WALL-- REPAIR, PREPARE & PAINT
227.	IPMC 704.2	1360	BEDROOM: 2 ND —SMOKE DETECTOR—REPLACE
228.	IPMC 305.3	1360	BEDROOM: 2 ND — WALL AROUND AIR CONDITIONER—SEAL.
229.	IPMC 604.3	1360	OUTLETS: THROUGHOUT ARE LOOSE—REPAIR/REPLACE
230.	IPMC 305.4	1360	BEDROOM: 2 ND —REPAIR FLOOR TILE
231.	IPMC 604.3	1361	BATHROOM: 1 ST FLOOR—GFCI REVERSE POLARITY—REPLACE
232.	IPMC 605.2	1363	KITCHEN: GFCI—PROVIDE
233.	IPMC 504.1	1363	KITCHEN: SINK FAUCET DRIPPING & LOOSE—REPAIR
234.	IPMC 305.1	1363	KITCHEN: COUNTERTOP EDGING—PROVIDE
235.	IPMC 305.6	1363	BEDROOM: 2 ND —DOOR HAS HOLE—REPLACE
236.	IPMC 704.2	1363	BEDROOMS: ALL—SMOKE DETECTORS— PROVIDE
237.	IPMC 305.1	1364	ENTRANCE DOOR: PAINT CHIPPED—REPAIR
238.	IPMC 504.1	1364	BATHROOM: 1 ST FLOOR—FAUCET LEAKING WHEN TURNED ON—REPAIR
239.	IPMC 305.3	1364	BATHROOM: 2 ND FLOOR—WALL, & CEILING HAVE MOLD-- REPAIR, PREPARE & PAINT
240.	IPMC 604.3	1365	KITCHEN: GFCI DEFECTIVE—REPLACE

241.	IPMC 104.2	1366	NO ENTRY: SCREENS LOCKED—PROVIDE ACCESS UPON NEXT INSPECTION
242.	IPMC 403.5	1367	KITCHEN: DRYER—REMOVE
243.	IPMC 305.6	1367	BEDROOM: 2 ND —CLOSET DOOR HAS HOLE—REPLACE
244.	IPMC 104.2	1368	NO ENTRY: SCREENS LOCKED—PROVIDE ACCESS UPON NEXT INSPECTION
245.	IPMC 304.7	1368	GUTTERS FALLING OFF: REPAIR
246.	IPMC 605.2	1369	KITCHEN: GFCI—PROVIDE
247.	IPMC 603.1	1369	KITCHEN: STOVE—LEFT FRONT BURNER DEFECTIVE—REPAIR/REPLACE
248.	IPMC 704.1	1370	SMOKE DETECTORS—LOW BATTERY CHIRP THROUGHOUT—REPLACE
249.	JPMC 305.3	1370	HALLWAY: HOLE IN WALL NEAR BATHROOM-- REPAIR, PREPARE & PAINT
250.	IPMC 305.1	1370	KITCHEN: COUNTERTOP BEHIND SINK: RECAULK
251.	IPMC 604.3	1370	LOOSE OUTLETS THROUGHOUT—REPAIR/REPLACE
252.	IPMC 603.3	1370	FURNACE ROOM: REMOVE STORAGE
253.	IPMC 305.6	1370	FURNACE ROOM: REPAIR DOORS
254.	IPMC 305.3	1370	BATHROOM: 2 ND FLOOR--MOULD ON CEILING-- REPAIR, PREPARE & PAINT
255.	IPMC 305.6	1370	BEDROOM: 1 ST —DOOR OFF HINGES—REPAIR
256.	IPMC 704.2	1370	BEDROOM: 1 ST —SMOKE DETECTOR NOT WORKING—REPLACE
257.	IPMC 704.2	1370	BEDROOM: 2 ND —SMOKE DETECTOR NOT WORKING—REPLACE
258.	IPMC 305.6	1370	BEDROOM: 2 ND —DOOR HANDLE—REPAIR

259.	IPMC 704.2	1370	BEDROOM: 3 RD —SMOKE DETECTOR NOT WORKING—REPLACE
260.	IPMC 305.3	1370	BEDROOM: 3 RD —SEAL AROUND A/C UNIT
261.	IPMC 104.2	1370	BEDROOM: 4 TH — LOCKED—PROVIDE ACCESS UPON NEXT INSPECTION
262.	IPMC 305.1	1371	KITCHEN: CEILING—REPAINT
263.	IPMC 305.3	1371	BATHROOM: 2 ND —CEILING HAS MOLD-- REPAIR, PREPARE & PAINT
264.	IPMC 305.3	1371	HALLWAY: 2 ND FLOOR CEILING—REPAINT
265.	IPMC 704.2	1371	2 ND FLOOR: ELECTRIC SMOKE DETECTOR NOT SOUNDING—REPLACE
266.	IPMC 304.14	1372	BEDROOM: SCREEN—REPAIR
267.	IPMC 309.1	1372	INFESTATION—EXTERMINATE
268.	IPMC 704.2	1372	SMOKE DETECTORS: PROVIDE
269.	IPMC 305.3	1372	KITCHEN: HOLE IN WALL-- REPAIR, PREPARE & PAINT
270.	IPMC 305.3	1372	KITCHEN: MOLD-- REPAIR, PREPARE & PAINT
271.	IPMC 305.1	1372	POOR HOUSEKEEPING—MUST CLEAN
272.	IPMC 605.3	1372	MISSING LIGHT FIXTURE—PROVIDE
273.	IPMC 603.1	1372	KITCHEN: STOVE—REAR RIGHT BURNER DEFECTIVE—REPAIR/REPLACE
274.	IPMC 704.2	1373	BEDROOM: 1 ST —SMOKE DETECTORS NOT SOUNDING—PROVIDE
275.	IPMC 305.1	1373	BEDROOM: 3 RD —WALL HAS HOLE-- REPAIR, PREPARE & PAINT
276.	IPMC 304.2	1374	EXTERIOR: SIDING ON PORCH—REPAIR

277.	IPMC 104.2	1374	NO ENTRY: SCREEN DOOR LOCKED—PROVIDE ACCESS UPON NEXT INSPECTION
278.	IPMC 704.2	1375	1 ST FLOOR: ELECTRIC SMOKE DETECTORS NOT SOUNDING—REPLACE
279.	IPMC 704.2	1375	BEDROOMS: ALL—SMOKE DETECTORS—PROVIDE
280.	IPMC 305.3	1376	KITCHEN: WALL AT BACK DOOR DEFECTIVE-- REPAIR, PREPARE & PAINT
281.	IPMC 304.13	1376	KITCHEN: WINDOW AT BACK DOOR DEFECTIVE—REPAIR/REPLACE
282.	IPMC 305.6	1376	BEDROOM: 1 ST —DOOR—REPLACE
283.	IPMC 304.13	1376	BATHROOM: 2 ND —WINDOW CRACKED AND OFF TRACK—REPAIR
284.	IPMC 305.3	1376	BATHROOM: 2 ND —MOLD-- REPAIR, PREPARE & PAINT
285.	IPMC 504.1	1376	BATHROOM: 2 ND —RECAULK
286.	IPMC 305.2	1376	BATHROOM: 2 ND SUBFLOOR ROTTEN—REPLACE
287.	IPMC 305.1	1376	BATHROOM: 2 ND TOWEL BAR—PROVIDE
288.	IPMC 305.3	1376	BATHROOM: 2 ND FLOOR CEILING PEELING PAINT-- REPAIR, PREPARE & PAINT
289.	IPMC 305.3	1376	HALLWAY: 2 ND FLOOR-- REPAIR, PREPARE & PAINT
290.	IPMC 305.5	1376	HANDRAILS: SPINDLE MISSING—REPLACE
291.	IPMC 309.1	1376	INFESTATION OF MICE: EXTERMINATE & CLEAN UP
292.	IPMC 309.1	1376	MECHANICAL CLOSET: INFESTATION OF MICE—EXTERMINATE & CLEAN UP
293.	IPMC 603.1	1377	KITCHEN: STOVE—RIGHT FRONT BURNER DEFECTIVE—REPAIR/REPLACE
294.	IPMC 305.1	1377	KITCHEN: COUNTERTOP EDGING—PROVIDE

295.	IPMC 305.3	1377	BATHROOM: 2 ND FLOOR—CEILING HAS MOULD-- REPAIR, PREPARE & PAINT
296.	IPMC 305.1	1377	BATHROOM: 2 ND FLOOR—TOILET PAPER HOLDER—PROVIDE
297.	IPMC 309.2	1377	GRAFFITI ON BRICK WALL—REMOVE & CLEAN-UP
298.	IPMC 304.2	1377	EXTERIOR GABLE VENT—BROKEN—REPAIR/REPLACE
299.	IPMC 704.2	1378	BEDROOMS: 2 ND & 3 RD — SMOKE DETECTORS NOT SOUNDING—REPLACE
300.	IPMC 403.5	1378	DRYER: MUST VENT OUT OR REMOVE
301.	IPMC 504.1	1378	BATHROOM: TOILET NOT FLUSHING—REPAIR
302.	IPMC 305.1	1378	BATHROOM: CHILING HAS MOLD-- REPAIR, PREPARE & PAINT
303.	IPMC 305.3	1378	BATHROOM: WALL TILE FALLING OFF—REPAIR/REPLACE
304.	IPMC 305.3	1378	BEDROOM: 1 ST —AIR CONDITIONING UNIT—REMOVE
305.	IPMC 305.1	1379	KITCHEN: COUNTERTOP EDGE—PROVIDE
306.	IPMC 504.1	1379	BATHROOM: 2 ND FLOOR—TOILET LOOSE—REPAIR
307.	IPMC 305.1	1379	BATHROOM: 2 ND FLOOR—SEAT BROKEN—REPLACE
308.	IPMC 704.2	1379	SMOKE DETECTORS: LOW BATTERY CHIRP—PROVIDE BATTERUES
309.	IPMC 305.1	1379	BATHROOM: 2 ND FLOOR—TOWEL BAR & TOILET PAPER HOLDER--PROVIDE
310.	IPMC 305.1	1380	KITCIEN: MISSING COUNTERTOP EDGE—REPLACE
311.	IPMC 603.1	1380	KITCHEN: LEFT FRONT BURNER NOT LIGHTING—REPAIR/REPLACE
312.	IPMC 305.6	1380	STAIRWAY: HOLE IN DOOR AT BOTTOM OF STAIRS—REPAIR/REPLACE

313.	IPMC 604.3	1380	BATHROOM: GFCI PAINTED OVER—REPAIR/REPLACE
314.	IPMC 305.3	1380	FLAKING/PEELING PAINT BY PANEL-- REPAIR, PREPARE & PAINT
315.	IPMC 603.3	1381	KITCHEN: LEFT FRONT BURNER DEFECTIVE—REPAIR/REPLACE
316.	IPMC 704.2	1381	1 ST & 2 ND FLOOR: ELECTRIC SMOKE DETECTORS NOT SOUNDING—REPLACE
317.	IPMC 704.2	1381	BEDROOMS: ALL—SMOKE DETECTORS—PROVIDE
318.	IPMC 604.3	1382	KITCHEN: GFCI AT STOVE DEFECTIVE—REPLACE WITH GFCI
319.	IPMC 603.3	1382	GASLINE: REMOVE HANGERS
320.	IPMC 305.1	1382	BATHROOM: TOILET PAPER HOLDER—PROVIDE
321.	IPMC 305.3	1382	BATHROOM: WALL TILES—RE-GROUT
322.	IPMC 504.1	1382	BATHROOM: TUB—RECAULK
323.	IPMC 305.6	1382	BATHROOM: DOOR—REPLACE
324.	IPMC 305.5	1382	STAIRWAY LANDING: UPSTAIRS—MOLD & CHIPPED PAINT-- REPAIR, PREPARE & PAINT
325.	IPMC 305.3	1383	DINING ROOM: WALL HAS HOLE-- REPAIR, PREPARE & PAINT
326.	IPMC 305.1	1383	KITCHEN: SINK BASE CABINET—BROKEN DOOR—REPAIR/REPLACE
327.	IPMC 305.1	1383	KITCHEN: COUNTEROP EDGING—PROVIDE
328.	IPMC 605.3	1383	MISSING LIGHT GLOBE: PROVIDE
329.	IPMC 704.2	1383	1 ST FLOOR: ELECTRIC SMOKE DETECTORS NOT SOUNDING—REPLACE
330.	IPMC 704.2	1383	BEDROOM: 3 RD -- ELECTRIC SMOKE DETECTORS NOT SOUNDING—REPLACE

331.	IPMC 305.1	1384	KITCHEN: PAINT
332.	IPMC 305.1	1384	BATHROOM: PAINT
333.	IPMC 704.2	1384	BEDROOM: 3 RD —SMOKE DETECTOR--PROVIDE
334.	IPMC 603.1	1385	KITCHEN: STOVE—TWO FRONT BURNERS DEFECTIVE—REPAIR/REPLACE
335.	IPMC 603.1	1385	KITCHEN: GFCI AT STOVE DEFECTIVE—REPLACE
336.	IPMC 603.3	1385	MECHANICAL ROOM: CLOTHES DRYING ON DUCT WORK—REMOVE
337.	IPMC 702.3	1385	BEDROOM: 2 ND HAS DEADBOLT—REMOVE
338.	IPMC 704.2	1385	BEDROOM: 3 RD —SMOKE DETECTOR NOT SOUNDING—REPLACE
339.	IPMC 305.1	1387	KITCHEN: COUNTERTOP EDGING—PROVIDE
340.	IPMC 605.3	1387	HALLWAY: 1 ST & 2 ND FLOOR—LIGHT GLOBE—PROVIDE
341.	IPMC 304.15	1387	FRONT DOOR: TRIM MISSING—PROVIDE
342.	IPMC 305.2	1387	FRONT DOOR: FLOOR BEHIND DOOR HAS HOLE—REPAIR
343.	IPMC 305.3	1387	BATHROOM: 2 ND —WALL AT SWITCH HAS HOLE-- REPAIR, PREPARE & PAINT
344.	IPMC 704.2	1387	BEDROOMS: ALL-- SMOKE DETECTOR NOT SOUNDING—REPLACE
345.	IPMC 704.2	1387	LOW BATTERY CHIRP—PROVIDE BATTERIES
346.	IPMC 305.3	1388	LIVING ROOM: BUBBLE IN CEILING—
347.	IPMC 603.3	1388	FURNACE ROOM: REMOVE STORAGE ITEMS
348.	IPMC 605.2	1388	KITCHEN: REPLACE GFCI OVER STOVE

349.	IPMC 305.1	1388	BEDROOMS: POOR HOUSEKEEPING—MUST BE CLEANED
350.	IPMC 704.2	1388	BEDROOM: 3 RD —MISSING BATTERY IN SMOKE DETECTOR—PROVIDE
351.	IPMC 305.3	1388	BATHROOM: FLAKING, PEELING PAINT ON CEILING-- REPAIR, PREPARE & PAINT
352.	IPMC 504.1	1388	BATHROOM: TUB & SHOWER—RECAULK
353.	IPMC 305.1	1388	KITCHEN: BACKSPLASH—RE-ATTACH & CAULK EDGING
354.	IPMC 304.14	1388	WINDOW: 3 RD BEDROOM - REPAIR/REPLACE SCREEN
355.	IPMC 504.1	1389	KITCHEN: SINK FAUCET—REPAIR/REPLACE
356.	IRC 315.1	1389	1 ST FLOOR: C.O. DETECTOR BEEPING—REPLACE
357.	IPMC 704.2	1389	BEDROOM: 1 ST —SMOKE DETECTOR NOT SOUNDING—REPLACE
358.	IPMC 704.2	1390	BEDROOMS: NO SMOKE DETECTORS—PROVIDE
359.	IPMC 704.2	1390	1 ST FLOOR: SMOKE DETECTOR NOT WORKING—REPLACE
360.	IPMC 504.1	1390	BATHROOM: 1 ST FLOOR TOILET LOOSE—REPAIR/REPLACE
361.	IPMC 402.3	1391	BATHROOM: 1 ST FLOOR—VENT FAN DEFECTIVE—REPAIR/REPLACE
362.	IPMC 704.2	1391	BEDROOM: 1 ST —SMOKE DETECTOR NOT SOUNDING—REPLACE
363.	IPMC 704.2	1391	BEDROOM: 2 ND —SMOKE DETECTOR NOT SOUNDING—REPLACE
364.	IPMC 305.6	1391	BEDROOM: 2 ND —DOOR JAMB BUSTED—REPLACE
365.	IPMC 704.2	1391	HALLWAY: 2 ND FLOOR—ELECTRIC SMOKE DETECTOR NOT SOUNDING—REPLACE
366.	IPMC 704.2	1392	HALLWAY: SMOKE DETECTOR REMOVED—REPLACE

367.	IPMC 605.3	1392	KITCHEN: LIGHT FIXTURE MISSING --REPLACE
368.	IPMC 305.3	1392	KITCHEN: CEILING HAS WATER DAMAGE-- REPAIR, PREPARE & PAINT
369.	IPMC 704.2	1392	BEDROOM: SMOKE DETECTOR NOT WORKING--REPLACE
370.	IPMC 104.2	1393	NO ENTRY: SCREEK LOCKED— PROVIDE ACCESS UPON RE-INSPECTION
371.	IPMC 301.2	1393	TRASH AROUND SHRUBS & FRONT PATIO AREA—CLEAN UP
372.	IPMC 304.13	1394	DINING ROOM: WINDOW SCREWED SHUT, NO LOCKS—REPAIR & PROVIDE LOCK
373.	IPMC 305.1	1394	ENTRANCE: FRONT STORM DOOR: PROVIDE HANDLE & LOCK
374.	IPMC 305.1	1394	ENTRANCE: PEEP HOLES HAVE BEEN PAINTED—REPAIR
375.	IPMC 504.1	1394	KITCHEN: SINK DRAIN—REPAIR
376.	IPMC 305.1	1394	KITCHEN: CABINET ABOVE STOVE—REPAIR/REPLACE
377.	IPMC 704.2	1394	SMOKE DETECTORS THROUGHOUT—REPLACE
378.	IPMC 603.1	1394	MECHANICAL ROOM: OLD VENT PIPE, WATER COMES IN—REPAIR & SEAL
379.	IPMC 403.5	1395	KITCHEN: REMOVE DRYER
380.	IPMC 305.1	1395	HALLWAY: 1 ST FLOOR DOOR—REPAIR
381.	IPMC 305.1	1395	POOR HOUSEKEEPING—MUST BE CLEANED
382.	IPMC 704.2	1395	HALLWAY: 2 ND FLOOR-- ELECTRIC SMOKE DETECTOR REMOVED—PROVIDE
383.	IPMC 305.3	1395	BATHROOM: 2 ND FLOOR—WALL & CEILING HAVE MOLD-- REPAIR, PREPARE & PAINT
384.	IPMC 305.4	1395	CABLE WIRES ARE TRIPPING HAZARD: SECURE

385.	IPMC 304.13	1396	PORCH: WINDOW SILL TRIM OVER PORCH—REPLACE
386.	IPMC 305.1	1396	TENANT IS THROWING GREASE OUT THE DOOR NEAR GAS METER—PROHIBIT
387.	IPMC 305.1	1396	KITCHEN: BROKEN CABINET DOOR—REPAIR/REPLACE
388.	IPMC 605.2	1396	BATHROOM: 2 ND FLOOR—REPLACE GFCI
389.	IPMC 305.1	1396	BATHROOM: 2 ND FLOOR—MISSING TOWEL AND TOILET PAPER HOLDERS—REPLACE
390.	IPMC 305.1	1397	KITCHEN: CABINET CENTER STILE—PROVIDE
391.	IPMC 403.5	1397	KITCHEN: REMOVE DRYER
392.	IPMC 304.14	1397	LIVING ROOM: SCREENS DEFECTIVE—PROVIDE
393.	IPMC 704.2	1397	BEDROOM: 1 ST —SMOKE DETECTOR NOT SOUNDING—REPLACE
394.	IPMC 305.1	1399	SCREEN DOOR DEFECTIVE: REPAIR/REPLACE
395.	IPMC 604.3	1399	KITCHEN: GFCI PAINTED OVER—REPLACE
396.	IPMC 604.3	1399	1 ST FLOOR: GFCI PAINTED OVER—REPLACE
397.	IPMC 305.1	1399	POOR HOUSEKEEPING—MUST BE CLEANED
398.	IPMC 309.1	1399	INFESTATION OF ROACHES—EXTERMINATE & PROVIDE REPORTS TO CITY
399.	IPMC 305.3	1399	BATHROOM: 2 ND — CEILING HAS CHIPPING PAINT— REPAIR, PREPARE & PAINT
400.	IPMC 305.1	1399	BATHROOM: 2 ND —TOWEL BAR—PROVIDE
401.	IPMC	1399	BEDROOM: FRONT--WINDOW HAS A/C UNIT THAT BLOCKS EGRESS—REMOVE
402.	IPMC 305.1	1399	BEDROOM: FRONT—DOOR HAS HOLE—REPAIR

403.	IPMC 504.1	1400	BATHROOM: 1 ST FLOOR—FAUCET DRIPPING—REPAIR
404.	IPMC 305.3	1400	BATHROOM: 1 ST FLOOR—FLAKING/PEELING PAINT- REPAIR, PREPARE & PAINT
405.	IPMC 305.1	1400	KITCHEN: COUNTER TOP EDGES MISSING/LOOSE—REPAIR/REPLACE
406.	IPMC 305.1	1400	GREASE BEING THROWN OUT OF BACK DOOR NEAR GAS METER—PROHIBIT
407.	IPMC 309.1	1400	INFESTATION: THROUGHOUT—ROACHES/BUGS--EXTERMINATE
408.	IPMC 305.6	1400	HALLWAY: 2 ND FLOOR—REPAIR DOOR KNOB OF HALL CLOSET—REPAIR/REPLACE
409.	IPMC 305.6	1400	STAIRWAY: DOOR AT BOTTOM—HOLES & HINGES—REPAIR/REPLACE
410.	IPMC 704.2	1401	BEDROOMS: ALL—SMOKE DETECTORS NOT SOUNDING—REPLACE
411.	IRC 315.1	1401	NO C.O. DETECTOR—PROVIDE ON LEVEL OF SLEEPING ROOMS
412.	IPMC 305.1	1402	STORM DOOR: SPRING ARM MISSING—PROVIDE
413.	IPMC 305.3	1402	BATHROOM: 1 ST FLOOR – HOLE IN WALL AT TOILET & DOOR-- REPAIR, PREPARE & PAINT
414.	IPMC 704.2	1402	1 ST FLOOR: SMOKE DETECTOR NOT SOUNDING—REPLACE
415.	IPMC 605.3	1402	HALLWAY: 1 ST FLOOR – GLOBE MISSING—PROVIDE
416.	IPMC 604.3	1402	SERVICE PANEL WALL HAS WATER DAMAGE-- REPAIR, PREPARE & PAINT
417.	IPMC 305.3	1402	BATHROOM: 2 ND FLOOR – WALL AROUND TOILET DEFECTIVE-- REPAIR, PREPARE & PAINT
418.	IPMC 305.6	1402	BATHROOM: DOOR VOID—REPAIR/REPLACE
419.	IPMC 702.3	1402	BEDROOM: 1 ST —REMOVE LOCK – NOT PERMITTED
420.	IPMC 305.6	1402	BEDROOM: 2 ND AND 3 RD –REPLACE DOORS

421.	IPMC 305.3	1402	STAIR LANDING: CHIPPED PAINT-- REPAIR, PREPARE & PAINT
422.	IPMC 305.4	1402	STAIRWAY: 6 TH STEP TREAD—REPAIR/REPLACE
423.	IPMC 305.1	1402	KITCHEN: BASE CABINET—REPAIR/REPLACE
424.	IPMC 504.1	1402	BATHROOM: CAULK TUB AND PROVIDE CONTROL KNOW
425.	IPMC 305.1	1403	LIVING ROOM: WALL CRACKED-- REPAIR, PREPARE & PAINT
426.	IPMC 604.3	1403	KITCHEN: GFCI DEFECTIVE—REPLACE WITH GFCI
427.	IPMC 605.1	1403	KITCHEN: LIGHTS NOT WORKING—REPAIR/REPLACE
428.	IPMC 604.3	1403	BATHROOM: 1 ST FLOOR—GFCI DEFECTIVE—REPLACE
429.	IPMC 305.3	1403	BATHROOM: 2 ND —DOOR—REPAINT
430.	IPMC 305.3	1403	BATHROOM: 2 ND —WALL & CEILING— REPAIR, PREPARE & PAINT
431.	IPMC 604.3	1403	BATHROOM: 2 ND – GFCI DEFECTIVE—REPLACE
432.	IPMC 704.2	1403	BEDROOM: FRONT—SMOKE DETECTOR NOT SOUNDING—REPLACE
433.	IPMC 304.15	1404	ENTRANCE DOOR—REPAIR
434.	IPMC 305.3	1404	LIVING ROOM: CEILING HAS WATER DAMAGE-- REPAIR, PREPARE & PAINT
435.	IPMC 304.13	1404	BATHROOM: 2 ND FLOOR—WINDOW BROKEN—REPLACE
436.	IPMC 304.13	1405	WINDOW: REAR—BROKEN—REPLACE
437.	IPMC 704.2	1405	SMOKE DETECTORS: LOW BATTERY CHIRP—REPLACE BATTERIES
438.	IPMC 305.1	1405	KITCHEN: COUNTERTOP EDGE—REPLACE

439.	IPMC 305.3	1405	DINING ROOM AREA: SOFFIT-- REPAIR, PREPARE & PAINT
440.	IPMC 305.3	1405	WALLS: THROUGHOUT UNIT—COMPLETE REPAIRS-- REPAIR, PREPARE & PAINT
441.	IPMC 305.1	1405	BATHROOM: 1 ST FLOOR -TOWEL HOLDER—REPLACE
442.	IPMC 305.1	1405	BATHROOM: 1 ST FLOOR—VENT FAN DEFECTIVE--REPAIR/REPLACE
443.	IPMC 605.3	1405	STAIRWAY: TOP LANDING LIGHT GLOBE—PROVIDE
444.	IPMC 704.2	1405	2 ND FLOOR: SMOKE DETECTOR HANGING—SECURE
445.	IPMC 704.2	1405	HARDWIRED SMOKE DETECTORS REMOVED—PROVIDE
446.	IPMC 704.2	1405	BEDROOMS: ALL-- SMOKE DETECTOR NOT SOUNDING—REPLACE
447.	IPMC 305.3	1406	KITCHEN/DINING ROOM: HOLE IN WALL BEHIND WASHER -- REPAIR, PREPARE & PAINT
448.	IPMC 305.1	1406	BEDROOM: DOOR JAMB—REPAIR/REPLACE
449.	IPMC 305.6	1407	BEDROOM: 1 ST —DOOR KNOB. PROVIDE
450.	IPMC 305.6	1407	BEDROOM: 3 RD —DOOR HAS HOLE—REPLACE
451.	IPMC 704.2	1407	BEDROOMS: ALL--SMOKE DETECTORS—PROVIDE
452.	IPMC 305.3	1407	BATHROOM: 2 ND FLOOR—WINDOW SILL DRYWALL DEFECTIVE-- REPAIR, PREPARE & PAINT
453.	IPMC 305.1	1407	BEDROOM : 1 ST —DRYWALL-- REPAIR, PREPARE & PAINT
454.	IPMC 305.1	1408	HOUSEKEEPING: POOR THROUGHOUT—MUST BE CLEANED
455.	IPMC 504.1	1408	WASHING MACHINE: DRAIN CLOGGED & DISCHARGE INCORRECTLY—REPAIR
456.	IPMC 305.1	1408	KITCHEN: LIGHT BULB—REPLACE

457.	IPMC 305.6	1408	BEDROOM: 3 RD —DOOR FALLING OFF HINGES—REPAIR
458.	IPMC 305.4	1408	CABLE TV: WIRES ACROSS FLOORS--REMOVE/RE-ATTACH TO WALLS
459.	IPMC 104.2	1408	BATHROOM: NOT INSPECTED—PROVIDE ACCESS
460.	IPMC 305.3	1408	STAIRWAY: HOLE IN WALL AT TOP OF STAIRS-- REPAIR, PREPARE & PAINT
461.	IPMC 704.2	1408	SMOKE DETECTORS: BATTERY LOW--REPLACE
462.	IPMC 305.1	1408	COUNTER TOP: EDGE MISSING NEAR WASHING MACHINE—REPLACE
463.	IPMC 603.3	1408	FURNACE ROOM: REMOVE STORAGE
464.	IPMC 305.6	1408	FURNACE ROOM: DOORS--REPAIR/REPLACE
465.	IPMC 305.3	1409	KITCHEN: CEILING & WALL-- REPAIR, PREPARE & PAINT
466.	IPMC 305.3	1409	BATHROOM: 1 ST FLOOR—WALL-- REPAIR, PREPARE & PAINT
467.	IPMC 605.1	1409	KITCHEN: LIGHTS NOT WORKING—REPAIR/REPLACE
468.	IPMC 604.3	1409	KITCHEN: GFCI DEFECTIVE—PROVIDE GFCI
469.	IPMC 603.1	1409	KITCHEN: LEFT BURNERS ON STOVE DEFECTIVE—REPAIR/REPLACE
470.	IPMC 402.3	1409	BATHROOM: 1 ST FLOOR—VENT FAN DEFECTIVE—REPAIR/REPLACE
471.	IRC 315.1	1409	C.O. DETECTOR DEFECTIVE—REPLACE
472.	IPMC 305.5	1409	STAIRS: HANDRAIL LOOSE—SECURE
473.	IPMC 305.3	1409	BATHROOM: 2 ND FLOOR CEILING-- REPAIR, PREPARE & PAINT
474.	IPMC 704.2	1409	BEDROOMS: BOTH, FRONT—SMOKE DETECTORS NOT SOUNDING—REPLACE

475.	IPMC 305.4	1409	CABLE CORD-- TRIP HAZARD—SECURE
476.	IPMC 702.3	1409	BEDROOM: REAR—DOOR LOCKED—PROVIDE ACCESS DURING RE-INSPECTION
477.	IPMC 304.13	1409	BATHROOM: 2 ND FLOOR-WINDOW IN SHOWER MUST BE TEMPERED GLASS—PROVIDE
478.	IPMC 305.6	1409	HALLWAY: CLOSET DOOR DEFECTIVE—REPAIR/REPLACE
479.	IPMC 305.3	1410	ENTRANCE: WALL HAS CHIPPED PAINT—REPAIR, PREPARE & PAINT
480.	IPMC 305.3	1410	BATHROOM: 1 ST FLOOR—WALL DEFECTIVE-- REPAIR, PREPARE & PAINT
481.	IPMC 305.1	1410	BATHROOM: 1 ST FLOOR—TOWEL & TOILET BARS—PROVIDE
482.	IPMC 305.3	1410	BATHROOM: 1 ST FLOOR—WALL DAMAGE-- REPAIR, PREPARE & PAINT
483.	IPMC 604.3	1410	BATHROOM: 1 ST FLOOR—GFCI DEFECTIVE—REPLACE WITH GFCI
484.	IPMC 305.1	1410	KITCHEN: COUNTER BACKSPLASH DEFECTIVE—REPLACE
485.	IPMC 305.3	1410	KITCHEN: REPAINT WALL & CEILING
486.	IPMC 504.1	1410	BATHROOM: 2 ND FLOOR—TUB—RECAULK
487.	IPMC 305.3	1410	BATHROOM: 2 ND —WALL AT TOILET-- REPAIR, PREPARE & PAINT
488.	IPMC 305.3	1410	DINING ROOM: CEILING DEFECTIVE-- REPAIR, PREPARE & PAINT
489.	IPMC 604.3	1410	BATHROOM: 2 ND FLOOR—GFCI DEFECTIVE—REPLACE WITH GFCI
490.	IPMC 305.3	1410	HALLWAY: 2 ND FLOOR—CEILING-- REPAIR, PREPARE & PAINT
491.	IPMC 603.1	1410	FURNACE ROOM: VENT PIPE—HOLE—REPAIR/REPLACE
492.	IPMC 305.3	1410	BEDROOM: 2 ND —WALL & CEILING HAVE MOLD-- REPAIR, PREPARE & PAINT

493.	IPMC 604.3	1410	HALLWAY: SWITCH PLATE HAS CRACK—REPLACE
494.	IPMC 305.1	1411	BATHROOM: 1 ST FLOOR—TOILET PAPER HOLDER—PROVIDE
495.	IPMC 604.3	1411	BATHROOM: 1 ST FLOOR—GFCI PAINTED OVER—REPLACE
496.	IPMC 704.2	1411	SMOKE DETECTOR: LOW BATTERY CHIRPING IN UNIT—REPLACE BATTERIES
497.	IPMC 604.3	1412	DINING ROOM: MISSING OUTLET PLATE—REPLACE
498.	IPMC 305.3	1412	BATHROOM: 2 ND FLOOR—FLAKING AND PEELING PAINT-- REPAIR, PREPARE & PAINT
499.	NFPA10.11.6.1	1412	GAS GRILL BEHIND BUILDING—REMOVE
500.	IPMC 305.1	1413	BEDROOM: 2 ND —DOOR HAS HOLE—REPLACE
501.	IPMC 305.6	1415	KITCHEN: COUNTERTOPS—REPLACE
502.	IPMC 603.1	1415	KITCHEN: BURNERS ON LEFT SIDE DEFECTIVE—REPAIR/REPLACE
503.	IPMC 704.2	1415	1 ST FLOOR: SMOKE DETECTORS NOT SOUNDING—REPAIR/REPLACE
504.	IPMC 704.2	1415	BEDROOMS: ALL—SMOKE DETECTORS NOT SOUNDING—REPAIR/REPLACE
505.	IPMC 304.15	1416	ENTRANCE DOOR: PAINT CHIPPING—PREPARE AND PAINT
506.	IPMC 603.3	1416	DINING ROOM: GAS LINE--REMOVE HANGERS, CANNOT USE
507.	IPMC 305.3	1416	DINING ROOM: WATER DAMAGE ON WALL AT DOOR—REPAIR, PREPARE & PAINT
508.	IPMC 604.3	1416	KITCHEN: GFCI PAINTED OVER—REPLACE (MUST REMAIN GFCI)
509.	IPMC 305.1	1416	KITCHEN: BACKSPLASH DEFECTIVE—REPLACE
510.	IPMC 702.3	1416	BATHROOM: 1 ST AND 2 ND DOORS HAVE KEY LOCKS—REMOVE

511.	IPMC 305.3	1416	BATHROOM: WALL AT TOILET HAS WATER DAMAGE—REPAIR, PREPARE & PAINT
512.	IPMC 704.2	1416	BEDROOMS: ALL—SMOKE DETECTORS NOT SOUNDING—REPLACE
513.	IPMC 305.1	1416	BEDROOM: 1 ST – DOOR JAMB KICKED IN—REPLACE
514.	IPMC 304.14	1417	WINDOW: PROVIDE SCREENS
515.	IPMC 504.1	1417	KITCHEN: SINK LEAKING AT TRAP—REPAIR
516.	IPMC 305.1	1417	KITCHEN: COUNTERTOP EDGE MISSING—PROVIDE
517.	IPMC 305.3	1417	HALLWAY: WALL—REPAIR, PREPARE & PAINT
518.	IPMC 305.3	1417	DINING ROOM/KITCHEN: SOFFIT AREA—REPAIR, PREPARE & PAINT
519.	IPMC 305.3	1417	DINING ROOM/KITCHEN: WINDOW SILL—REPAIR, PREPARE & PAINT
520.	IPMC 704.2	1417	BOTH LEVELS: SMOKE DETECTORS NOT SOUNDING—REPLACE/PROVIDE
521.	IPMC 305.5	1417	STAIRS: TIGHTEN HANDRAIL
522.	IPMC 305.6	1417	BEDROOMS: 1 ST & 2 ND -DOORS BROKEN—REPLACE
523.	IPMC 305.3	1417	BEDROOM: 3 RD -HOLES IN WALL—REPAIR, PREPARE & PAINT
524.	IPMC 305.6	1417	BEDROOM: 3 RD -CLOSET DOOR BROKEN—REPLACE
525.	IPMC 305.3	1417	BATHROOM: 2 ND FLOOR-CEILING FLAKING—REPAIR, PREPARE & PAINT
526.	IPMC 305.3	1417	BATHROOM: 2 ND FLOOR-CEILING FLAKING—REPAIR, PREPARE & PAINT
527.	IPMC 504.1	1417	BATHROOM: 2 ND FLOOR-TUB/SHOWER—RECAULK
528.	IPMC 504.1	1417	BATHROOM: 2 ND FLOOR-SINK LOOSE—SECURE

529.	IPMC 305.3	1418	STAIRWAY: HOLE IN WALL - REPAIR, PREPARE & PAINT
530.	IPMC 305.3	1418	BATHROOM: MOLD-- REPAIR, PREPARE & PAINT
531.	IPMC 305.3	1419	DINING ROOM: CEILING PEELING PAINT-- REPAIR, PREPARE & PAINT
532.	IPMC 403.5	1419	DRYER IN CLOSET—REMOVE
533.	IPMC 305.3	1419	HALLWAY: 2 ND FLOOR PEELING PAINT-- REPAIR, PREPARE & PAINT
534.	IPMC 305.3	1419	BATHRROM: 2 ND FLOOR PEELING PAINT-- REPAIR, PREPARE & PAINT
535.	IPMC 305.6	1419	BEDROOM: DOOR BROKEN—REPLACE
536.	IPMC 704.2	1419	BEDROOMS: ALL MISSING SMOKE DETECTORS—PROVIDE
537.	IPMC 604.3	1419	HALLWAY: SWITCH--REPAIR
538.	IPMC 309.1	1420	BEDROOM: BED BUGS--PROVIDE COPIES OF PAPERWORK FOR TREATMENT
539.	IPMC 605.2	1421	BATHROOM: 2 ND FLOOR GFCI--PROVIDE
540.	IPMC 304.14	1422	WINDOWS: PROVIDE SCREENS
541.	IPMC 704.2	1422	BOTH LEVELS: HARDWIRED SMOKE DETECTORS DEFECTIVE—REPLACE WITH ELECTRTIC
542.	IPMC 305.4	1422	BATHROOM: 1 ST FLOOR – FLOOR TILE DEFECTIVE—REPLACE
543.	IPMC 305.6	1422	BEDROOM: 1 ST – CLOSET DOORS NEED ADJUSTMENT—REPAIR
544.	IPMC 305.6	1422	BEDROOM: 2 ND – CLOSET DOORS – RE-INSTALL
545.	IPMC 305.1	1422	BEDROOM: 3 RD – REPLACE DOOR
546.	IPMC 305.3	1422	BATHROOM: 2 ND FLOOR–CEILING HAS MOLD & FLAKING PAINT-- REPAIR, PREPARE & PAINT

547.	IPMC 704.2	1423	BEDROOM: 1 ST - SMOKE DETECTOR NOT SOUNDING - REPLACE
548.	IPMC 305.6	1423	BEDROOM: 3 RD - DOOR KEEPER - PROVIDE
549.	IPMC 604.3	1423	BATHROOM: 2 ND FLOOR - GFCI PAINTED OVER- REPLACE GFCI
550.	IPMC 702.3	1423	BEDROOMS: 1 ST & 3 RD DOORS HAVE KEY LOCKS-- REMOVE
551.	IPMC 704.2	1423	1 ST FLOOR: SMOKE DETECTOR NOT SOUNDING- -REPLACE
552.	IRC 315.1	1423	1 ST FLOOR: CO NOT WORKING- REPLACE
553.	IPMC 605.2	1423	KITCHEN: GFCI AT STOVE—REPLACE
554.	IPMC 704.2	1424	BEDROOM: FRONT - SMOKE DETECTORS DEFECTIVE—REPLACE
555.	IPMC 704.2	1424	1 ST FLOOR - SMOKE DETECTOR REMOVED—PROVIDE
556.	IPMC 305.1	1426	HOUSEKEEPING: POOR THROUGHOUT—MUST BE CLEANED
557.	IPMC 605.2	1426	BATHROOM: GFCI – PROVIDE
558.	IPMC 605.2	1426	KITCHEN: GFCI – PROVIDE
559.	IPMC 305.6	1426	MECHANICAL ROOM: DOOR - REPAIR/REPLACE
560.	IPMC 704.2	1426	1 ST FLOOR: SMOKE DETECTOR REMOVED - PROVIDE
561.	IPMC 504.1	1426	BATHROOM: TOILET BROKEN - REPAIR/REPLACE
562.	IPMC 605.1	1426	HALLWAY: 2 ND FLOOR - LIGHTS NOT WORKING - REPAIR/REPLACE
563.	IPMC 305.3	1426	BATHROOM: 2 ND FLOOR - REPAIR, PREPARE & PAINT
564.	IPMC 704.2	1426	BEDROOMS: NONE OF THEM HAVE SMOKE DETECTORS – PROVIDE

565.	IPMC 403.5	1426	KITCHEN: DRYER – REMOVE
566.	IPMC 605.2	1426	BATHROOM: 2 ND FLOOR GFCI – REPLACE
567.	IPMC 605.3	1426	BATHROOM: 2 ND FLOOR · LIGHT DEFECTIVE – REPAIR/REPLACE
568.	IPMC 305.1	1426	HOUSEKEEPING: POOR THROUGHOUT—MUST BE CLEANED
569.	IPMC 403.5	1427	DRYER: REMOVE
570.	IPMC 305.3	1427	BATHROOM: MOLD-- REPAIR, PREPARE & PAINT
571.	IPMC 305.3	1427	BATHROOM: 2 ND FLOOR PEELING PAINT-- REPAIR, PREPARE & PAINT
572.	IPMC 305.3	1427	DINING ROOM: WALL NEEDS TO BE PATCHED-- REPAIR, PREPARE & PAINT
573.	IPMC 704.2	1427	BEDROOM: 1 ST –SMOKE DETECTOR HAS BEEN REMOVED—PROVIDE
574.	IPMC 305.6	1427	BEDROOM: 2 ND & 3 RD DOOR JAMB—REPLACE
575.	IPMC 305.6	1428	BATHROOM: 1 ST FLOOR DOOR - REPAIR/REPLACE
576.	IPMC 305.6	1428	BATHROOM: 1 ST FLOOR DOOR KNOB - REPAIR/REPLACE
577.	IPMC 704.2	1428	SMOKE DETECTORS: BATTERY LOW—REPAIR
578.	IPMC 603.1	1428	KITCHEN: STOVE-LEFT FRONT BURNER DEFECTIVE – REPAIR/REPLACE
579.	IPMC 504.1	1428	KITCHEN: SINK FAUCET DRIPPING—REPAIR
580.	IPMC 305.3	1428	BATHROOM: 2 ND FLOOR – CEILING HAS FLAKING PAINT - REPAIR, PREPARE & PAINT
581.	IPMC 603.3	1429	MECHANICAL ROOM: STORAGE—REMOVE
582.	IPMC 504.1	1429	KITCHEN: WASHING MACHINE DRAIN LINE LEAKS—REPAIR

583.	IPMC 604.3	1429	KITCHEN: ILLEGAL 4-WAY PLUG AT WASHING MACHINE—REMOVE
584.	IPMC 504.1	1429	KITCHEN: FAUCET DRIPPING REPAIR
585.	IPMC 504.1	1429	BATHROOM: 1 ST FLOOR – TOILET RUNS REPAIR
586.	IPMC 704.2	1429	2 ND FLOOR: SMOKE DETECTORS-ELECTRIC-REMOVED—PROVIDE
587.	IPMC 305.1	1429	BATHROOM: 2 ND FLOOR · TOOTHBRUSH HOLDER--PROVIDE
588.	IPMC 304.15	1430	ENTRANCE DOOR: PAINT CHIPPING--PREPARE AND PAINT
589.	IPMC 305.1	1430	BATHROOM: 2 ND FLOOR – SOAP DISH MISSING- PROVIDE
590.	IPMC 305.3	1430	BATHROOM: 2 ND FLOOR – CEILING HAS MOLD—CUT OUT DRYWALL. PREPARE & PAINT
591.	IPMC 304.13.2	1430	BATHROOM: 2 ND FLOOR – WINDOW WILL NOT STAY OPEN—REPAIR OR REPLACE
592.	IPMC 702.3	1430	BEDROOM: 1 ST – REMOVE DEADBOLT FROM DOOR
593.	IPMC 305.6	1430	BEDROOM: 1 ST PROVIDE DOOR HANDLE AND HARDWARE
594.	IPMC 304.15	1430	SCREEN DOOR: PROVIDE SPRING ARM
595.	IPMC 104.2	1430	POWDER ROOM: PROVIDE ACCESS
596.	IPMC 305.1	1431	KITCHEN: BACKSPLASH—REPLACE
597.	IPMC 305.1	1431	BATHROOM: 1 ST FLOOR-TOILET PAPER HOLDER—PROVIDE
598.	IPMC 305.3	1431	BATHROOM: 1 ST FLOOR-HOLE IN WALL BEHIND DOOR-- REPAIR. PREPARE & PAINT
599.	IPMC 704.2	1431	SMOKE DETECTORS: BATTERIES LOW—REPLACE
600.	IPMC 305.6	1431	BEDROOM: 2 ND -HOLE IN DOOR—REPLACE

601.	IPMC 305.6	1431	BEDROOM: 1 ST -HOLE IN DOOR -REPLACE
602.	IPMC 605.2	1431	BATHROOM: 2 ND - PROVIDE GFCI
603.	IPMC 305.3	1431	BATHROOM 2 ND ; CEILING FLAKING PAINT-- REPAIR, PREPARE & PAINT
604.	IPMC 305.1	1431	BATHROOM: 2 ND - TOWEL BAR -PROVIDE
605.	IPMC 704.2	1432	BEDROOMS: NONE HAVE SMOKE DETECTORS - PROVIDE
606.	IPMC 305.3	1432	BATHROOM: CEILING HAS MOLD - REPAIR, PREPARE & PAINT
607.	IPMC 504.1	1432	KITCHEN: FAUCET HANDLE BROKEN - REPAIR/REPLACE
608.	IPMC 504.1	1433	BATHROOM: TOILET TANK LID -PROVIDE
609.	IPMC 305.3	1433	KITCHEN: CEILING DEFECTIVE-- REPAIR, PREPARE & PAINT
610.	IPMC 604.3	1433	KITCHEN: GFCI AT SINK DEFECTIVE-- REPLACE WITH GFCI
611.	IPMC 704.2	1433	SMOKE DETECTORS THROUGHOUT: PROVIDE
612.	IPMC 504.1	1433	BATHROOM: 2 ND FLOOR TOILET NOT FUNCTIONAL--REPAIR/REPLACE
613.	IPMC 305.3	1433	BATHROOM: PAINT
614.	IPMC 305.6	1433	BEDROOMS: ALL DOORS—REPLACE
615.	IPMC 605.1	1433	KITCHEN: LIGHT FIXTURE—REPLACE
616.	IPMC 505.4	1433	HOT WATER HEATER—REPLACE
617.	IPMC 504.1	1433	KITCHEN: COLD WATER VALVE FOR WASHER--REPLACE
618.	IPMC 704.2	1434	BEDROOM: 1 ST - SMOKE DETECTOR NOT SOUNDING – REPLACE

619.	IPMC 604.3	1434	BATHROOM: BOTH – GFCI'S NOT WORKING – REPLACE WITH GFCI'S
620.	IPMC 305.4	1434	REAR OF BLDG – CABLE WIRE RUNS INTO BATH VENT BOX - REMOVE
621.	IPMC 603.1	1436	FRESH AIR VENT AT REAR WALL: REPLACE
622.	IPMC 305.1	1436	KITCHEN: COUNTERTOP EDGE MISSING—PROVIDE
623.	IPMC 304.13	1436	WINDOWS THROUGHOUT UNIT: HARD TO OPEN & CLOSE—REPAIR
624.	IPMC 704.2	1436	BEDROOM: 2 ND BEDROOM SMOKE DETECTOR NOT SOUNDING—REPLACE
625.	IPMC 305.2	1436	BEDROOM: 2 ND BEDROOM FLOOR DEFECTIVE—REPAIR
626.	IPMC 304.13	1436	BEDROOM: 3 RD – WINDOW CRACK AROUND WALL & SILL IS LOOSE—REPAIR
627.	IPMC 305.3	1436	BATHROOM: 2 ND FLOOR – WALL – COMPLETE REPAIR, PREPARE & PAINT
628.	IPMC 305.1	1436	BATHROOM: 2 ND FLOOR – TOILET PAPER HOLDER – REPAIR/REPLACE
629.	IPMC 504.1	1436	BATHROOM: 2 ND FLOOR – SHOWER & TUB—RECAULK
630.	IPMC 304.13	1437	FRONT WINDOW: HEADER—REPAIR
631.	IPMC 605.2	1437	KITCHEN: GFCI'S – ALL—REPLACE
632.	IPMC 603.3	1437	MECHANICAL ROOM: STORAGE—REMOVE
633.	IPMC 305.1	1437	KITCHEN: CABINET AT LEFT & RIGHT OF STOVE MISSING CENTER STILE—REPLACE
634.	IPMC 305.1	1437	KITCHEN: COUNTERTOP EDGING—PROVIDE
635.	IPMC 704.2	1437	SMOKE DETECTORS: BOTH HANGING—RE-ATTACH
636.	IPMC 305.3	1437	LIVING ROOM: CEILING FLAKING PAINT-- REPAIR, PREPARE & PAINT

637.	IPMC 305.3	1437	1 ST FLOOR: WALL AT STAIRS BEHIND DOOR HAS HOLE-- REPAIR, PREPARE & PAINT
638.	IPMC 305.3	1437	STAIRWAY: WALL HAS HOLES-- REPAIR, PREPARE & PAINT
639.	IPMC 605.3	1437	HALLWAY: LIGHT GLOBE MISSING—PROVIDE
640.	IPMC 605.2	1437	BATHROOM: 2 ND FLOOR-GFCI—REPLACE
641.	IPMC 305.6	1437	BEDROOMS: ALL DOORS HAVE HOLES—REPLACE
642.	IPMC 305.3	1437	HALLWAY: 2 ND FLOOR – WALLS HAVE HOLES-- REPAIR, PREPARE & PAINT
643.	IPMC 604.3	1437	BEDROOM: 2 ND -OUTLET BROKEN—REPLACE
644.	IPMC 305.3	1437	BEDROOM: 3 RD - WALLS HAVE HOLES-- REPAIR, PREPARE & PAINT
645.	IPMC 305.6	1437	BEDROOM: 3 RD – CLOSET DOOR HAS HOLES--REPLACE
646.	IPMC 304.15	1439	KITCHEN: REAR DOOR BROKEN – REPLACE
647.	IPMC 305.3	1439	KITCHEN: CEILING WATER LEAK-- REPAIR, PREPARE & PAINT
648.	IPMC 603.1	1439	KITCHEN: STOVE BURNERS DEFECTIVE—REPAIR/REPLACE
649.	IPMC 305.1	1439	KITCHEN: COUNTERTOPS—REPLACE
650.	IPMC 305.4	1439	STAIRS: TREADS LOOSE—REPAIR/REPLACE
651.	IPMC 305.3	1439	BATHROOM: REPAIR, PREPARE & PAINT
625.	IPMC 304.7	1439	EXTERIOR: MISSING FURNACE CAP ON ROOF--REPLACE
653.	IPMC 304.15	1440	SCREEN DOOR: PROVIDE SPRING ARM
654.	IPMC 603.1	1440	LIVING ROOM: THERMOSTAT COVER MISSING—PROVIDE

655.	IPMC 704.2	1440	1 ST FLOOR SMOKE DETECTOR REMOVED—PROVIDE
656.	IPMC 605.1	1440	HALLWAY: 1 ST FLOOR – LIGHT AT STAIRS DEFECTIVE—REPAIR/REPLACE
657.	IPMC 605.3	1440	HALLWAY: 1 ST FLOOR – LIGHT-- PROVIDE GLOBE
658.	IPMC 305.3	1440	STAIRWAY: WALL HAS HOLES --REPAIR, PREPARE & PAINT
659.	IPMC 305.1	1440	BATHROOM: 2 ND FLOOR MIRROR BROKEN—REPLACE
660.	IPMC 604.3	1440	BATHROOM: 2 ND FLOOR LIGHT HANGING OVER SINK BROKEN--REPAIR
661.	IPMC 305.3	1440	BATHROOM: 2 ND FLOOR – WALLS & CEILING—PREPARE & PAINT
662.	IPMC 504.1	1440	BATHROOM: 2 ND FLOOR – TUB/SHOWER DIVERTER DEFECTIVE—REPLACE
663.	IPMC 305.6	1440	BATHROOM: 2 ND FLOOR – DOOR BROKEN—REPLACE
664.	IPMC 704.2	1440	BEDROOMS: ALL BEDROOMS SMOKE DETECTORS NOT SOUNDING—REPLACE
665.	IPMC 605.3	1440	HALLWAY: 2 ND FLOOR – LIGHT—PROVIDE GLOBE
666.	IPMC 604.3	1440	LIVING ROOM: OUTLET INSIDE WALL -- PROVIDE COVER PLATE
667.	IPMC 305.6	1440	HALLWAY: DOOR AT STAIRS DEFECTIVE—REPLACE
668.	IPMC 305.6	1440	KITCHEN: HALLWAY DOOR AT KITCHEN HAS HOLES—REPLACE
669.	IPMC 605.1	1440	KITCHEN: LIGHT FIXTURE DEFECTIVE—REPLACE
670.	IPMC 305.1	1440	HOUSEKEEPING: POOR THROUGHOUT—MUST BE CLEANED
671.	IPMC 305.3	1440	KITCHEN: WALL BEHIND WASHER HAS HOLE—REPAIR, PREPARE & PAINT
672.	IPMC 504.1	1440	KITCHEN: SINK FAUCET LOOSE--SECURE

673.	IPMC 403.5	1440	KITCHEN: PORTABLE DRYER NOT PERMITTED— REMOVE
674.	IPMC 603.3	1440	MECHANICAL ROOM: BLOCKED, NO ACCESS—PROVIDE ACCESS
675.	IPMC 603.1	1440	KITCHEN: STOVE REAR LEFT BURNER DEFECTIVE—REPAIR/REPLACE
676.	IPMC 305.3	1440	KITCHEN: CEILING DEFECTIVE-- REPAIR, PREPARE & PAINT
677.	IPMC 605.3	1440	KITCHEN – LIGHT—PROVIDE GLOBE
678.	IPMC 305.6	1440	REAR DOOR: KNOB LOOSE—REPAIR/REPLACE
679.	IPMC 301.2	1440	REAR YARD AREA: REMOVE TRASH AND TV STAND
680.	IPMC 704.2	1441	BEDROOMS: ALL MISSING SMOKE DETECTORS--PROVIDE
681.	IPMC 304.13	1442	BATHROOM: WINDOW HAS WATER COMING IN ABOVE SEAL – REPAIR/REPLACE
682.	IPMC 504.1	1442	KITCHEN: FAUCET NOT WORKING – REPAIR/REPLACE
683.	IPMC 704.2	1442	SMOKE DETECTORS MISSING THROUGHOUT: PROVIDE
684.	IPMC 305.3	1442	BATHROOM: MILDEW THROUGHOUT - REPAIR, PREPARE & PAINT
685.	IPMC 304.14	1443	WINDOWS: SCREENS BROKEN—REPLACE
686.	IPMC 305.1	1443	KITCHEN: COUNTERTOP EDGE MISSING—PROVIDE
687.	IPMC 305.3	1443	KITCHEN: SOFFIT AREA HAS WATER DAMAGE-- REPAIR, PREPARE & PAINT
688.	IPMC 704.2	1443	SMOKE DETECTORS: REMOVED THROUGHOUT—REPLACE
689.	IPMC 305.3	1443	STAIRWAY: AT TOP—WALL-- REPAIR, PREPARE & PAINT
690.	IPMC 305.3	1443	BEDROOM: 3 RD -CEILING AND WALL-- REPAIR, PREPARE & PAINT

691.	IPMC 604.3	1444	KITCHEN: ILLEGAL JUMP FOR DRYER (PHOTO)—REMOVE
692.	NFPA 10.11.61	1444	KITCHEN: GRILL
693.	IPMC 604.3	1444	PANEL: PROVIDE BLANK
694.	IPMC 704.2	1444	HALLWAY: 2 ND FLOOR—SMOKE DETECTOR—REPLACE
695.	IPMC 305.3	1443	BATHROOM: 2 ND FLOOR—CEILING FLAKING— REPAIR, PREPARE & PAINT
696.	IPMC 605.3	1445	HALLWAY: 1 ST FLOOR – GLOBE MISSING—PROVIDE
697.	IPMC 305.3	1445	BATHROOM: 2 ND FLOOR – WALL & CEILING HAS SEVERE MOLD— REPAIR, PREPARE & PAINT
698.	IPMC 305.3	1445	BATHROOM: 2 ND FLOOR-WINDOW SILL HAS CHIPPING PAINT— REPAIR, PREPARE & PAINT
699.	IPMC 305.3	1445	BATHROOM: 2 ND FLOOR- WALL HAS CHIPPING PAINT— REPAIR, PREPARE & PAINT
700.	IPMC 604.3	1446	KITCHEN: BROKEN SWITCH PLATE—REPLACE
701.	IPMC 305.6	1446	KITCHEN: CLOSET DOOR KNOB—PROVIDE
702.	IPMC 605.2	1446	KITCHEN: SINK FAUCET LEAKING AT HANDLE—REPAIR/REPLACE
703.	IPMC 604.1	1446	KITCHEN: GFCI AT STOVE—REPLACE
704.	IPMC 305.3	1446	KITCHEN: CEILING FINISH REPAIR—PREPARE & PAINT
705.	IPMC 305.3	1446	KITCHEN: WALL HAS HOLE— REPAIR, PREPARE & PAINT
706.	IPMC 305.6	1446	LIVING ROOM: FRONT CLOSET DOOR HAS HOLE—REPAIR/REPLACE
707.	IPMC 305.3	1446	THROUGHOUT UNIT: COMPLETE DRYWALL REPAIRS -- PREPARE & PAINT
708.	IPMC 704.2	1446	1 ST FLOOR: SMOKE DETECTOR REMOVED—PROVIDE

709.	IPMC 605.3	1446	HALLWAY: LIGHT GLOBE MISSING - REPLACE
710.	IPMC 605.1	1446	HALLWAY: LIGHTS NOT WORKING --REPAIR
711.	IPMC 604.3	1446	BEDROOM: 2 ND – OUTLET AT BED BROKEN—REPLACE
712.	IPMC 305.4	1446	BEDROOM: 2 ND – FLOOR TILES MISSING—REPLACE
713.	IPMC 704.2	1446	BEDROOM: 2 ND – SMOKE DETECTOR BATTERIES—PROVIDE
714.	IPMC 305.3	1446	BEDROOM: 3 RD – CEILING AND WALL REPAIR—PREPARE & PAINT
715.	IPMC 504.1	1446	BATHROOM: 2 ND FLOOR - TOILET RUNNING—REPAIR/REPLACE
716.	IPMC 504.1	1446	BATHROOM: 2 ND FLOOR – TOILET HANDLE BROKEN—REPAIR/REPLACE
717.	IPMC 305.3	1446	BATHROOM: 2 ND FLOOR – CEILING HAS MOLD - REPAIR, PREPARE & PAINT
718.	IPMC 304.2	1446	EXTERIOR: SIDING CONDUIT HANGING OFF-REPAIR
719.	IPMC 305.1	1446	REAR SCREEN MISSING--PROVIDE
720.	IPMC 504.1	1447	BATHROOM: 1 ST FLOOR SINK – RE-ATTACH TO WALL
721.	IPMC 504.1	1447	BATHROOM: 1 ST FLOOR TOILET LOOSE – REPAIR
722.	IPMC 305.1	1447	KITCHEN: COUNTERTOP – REPLACE
723.	IPMC 305.5	1447	STAIRS: BOTTOM HANDRAIL LOOSE – REPAIR & SECURE
724.	IPMC 305.4	1447	STAIRS: TOP TREAD LOOSE - SECURE
725.	IPMC 704.2	1448	SMOKE DETECTORS: THROUGHOUT – PROVIDE
726.	IPMC 309.1	1448	INFESTATION: ROACHES – EXTERMINATE

727.	IPMC 605.2	1448	BATHROOM & KITCHEN – GFCI'S – PROVIDE
728.	IRC 315.1	1449	1 ST FLOOR: CO DETECTOR NOT WORKING – REPLACE
729.	IPMC 704.2	1449	BEDROOM: 2 ND & 3 RD – SMOKE DETECTORS NOT SOUNDING - REPLACE
730.	IPMC 301.2	1450	REAR YARD: REMOVE TRASH & DEBRIS
731.	IPMC 605.1	1450	EXTERIOR: OPEN CABLE BOX – REMOVE
732.	IPMC 305.1	1451	KITCHEN: COUNTERTOP EDGE—REPLACE
733.	IPMC 402.3	1451	BATHROOM: 1 ST FLOOR - VENT FAN DEFECTIVE—REPAIR/REPLACE
734.	IPMC 305.3	1451	BATHROOM: 1 ST FLOOR – WALL AT TOILET DEFECTIVE— REPAIR, PREPARE & PAINT
735.	IPMC 704.2	1451	BEDROOM: 2 ND – SMOKE DETECTOR DISCONNECTED—REPLACE
736.	IPMC 704.2	1451	BEDROOM: 3 RD – SMOKE DETECTOR NOT SOUNDING—REPLACE
737.	IPMC 305.6	1451	BATHROOM: 2 ND FLOOR DOOR—PAINT
738.	IPMC 704.2	1452	BEDROOM: 2 ND – BATTERY MISSING FROM SMOKE DETECTOR – PROVIDE
739.	IPMC 704.2	1453	BEDROOM: SMOKE DETECTOR NOT SOUNDING – REPLACE
740.	IPMC 604.3	1453	KITCHEN: GFCI NOT WORKING – PROVIDE GFCI
741.	IPMC 305.3	1453	BATHROOM: RE-PAINT
742.	IPMC 504.1	1453	BATHROOM: TOILET LOOSE – REPAIR
743.	IPMC 504.1	1453	KITCHEN: SINK HAS MOLD – REMOVE AND REPAIR
744.	IPMC 604.1	1454	KITCHEN: OUTLET BEHIND WASHER IS FIRE HAZARD—REMOVE/REPLACE

745.	IPMC 604.1	1454	KITCHEN: GFCI BEHIND STOVE IS HUMMING REPLACE
746.	IPMC 504.1	1454	KITCHEN: PROVIDE SINK AERATOR
747.	IPMC 603.3	1454	DINING ROOM: GAS LINE--REMOVE HANGERS, CANNOT USE
748.	IPMC 305.3	1454	STAIRWAY: PEELING PAINT—PREPARE & PAINT
749.	IPMC 404	1454	LIVING ROOM: BED NOT PERMITTED – REMOVE
750.	IPMC 504.1	1454	BATHROOM: 2 ND ROOM TUB HAS SEVERE MOLD—CLEAN & REMOVE
751.	IPMC 305.3	1454	BATHROOM: 2 ND FLOOR – WALLS & CEILING—PAINT
752.	IPMC 305.1.1	1454	HALLWAY: 2 ND FLOOR - CEILING COLLAPSING-- REPAIR, PREPARE & PAINT
753.	IPMC 704.2	1455	LIVING ROOM: SMOKE DETECTOR LOOSE - SECURE
754.	IPMC 104.2	1458	SCREEN DOORS LOCKED-NO ACCESS—PROVIDE ACCESS TO UNIT
755.	IPMC 604.3	1452	BATHROOM: GFCI OPEN GROUND – REPLACE WITH GFCI
756.	IPMC 305.1	1457	KITCHEN: WALL & CEILING HAS GREASE—CLEAN
757.	IPMC 305.1	1457	HOUSEKEEPING: THROUGHOUT—CLEAN
758.	IPMC 603.3	1457	KITCHEN/DINING ROOM: GAS LINE--REMOVE HANGERS
759.	IPMC 604.3	1457	BATHROOM: 2 ND – REMOVE 3-WAY PLUG
760.	IPMC 605.3	1457	BATHROOM: 2 ND – LIGHT GLOBE MISSING—PROVIDE
761.	IPMC 605.2	1457	BATHROOM: 2 ND – PROVIDE GFCI
762.	IPMC 504.1	1457	BATHROOM: 2 ND – TUB/SHOWER—RECAULK

763.	IPMC 305.3	1457	BATHROOM: 2 ND – CEILING-- REPAIR, PREPARE & PAINT
764.	IPMC 305.6	1457	BATHROOM: 2 ND – DOOR JAM BUSTED—REPLACE
765.	IPMC 604.3	1457	BEDROOM: MIDDLE – ELECTRICAL OUTLETS FALLING OUT—REPAIR
766.	IPMC 605.3	1457	HALLWAY: 2 ND FLOOR – GLOBE MISSING—PROVIDE
767.	IPMC 305.4	1457	STAIRS: TREADS AROUND 4 TH FROM BOTTOM STEP—REPLACE
768.	IPMC 305.4	1457	STAIRS: TREADS AROUND 13RH FROM BOTTOM STEP-REPLACE
769.	IPMC 604.3	1457	BEDROOM: MASTER-OUTLETS DEFECTIVE—REPLACE
770.	IPMC 104.2	1458	SCREEN DOORS LOCKED-NO ACCESS—PROVIDE ACCESS TO UNIT
771.	IPMC 704.2	1459	BEDROOM: 2 ND – SMOKE DETECTOR – REPAIR/REPLACE
772.	IPMC 605.2	1459	BATHROOM: 2 ND FLOOR – GFCI – REPAIR/REPLACE
773.	IPMC 305.6	1459	MECHANICAL ROOM: DOOR BROKEN – REPAIR/REPLACE
774.	IPMC 104.2	1460	SCREEN DOORS LOCKED-NO ACCESS—PROVIDE ACCESS TO UNIT
775.	IPMC 305.4	1462	LIVING ROOM & UPSTAIRS: CABLE WIRE IS A TRIP HAZARD—REMOVE
776.	IPMC 305.3	1462	LIVING ROOM: HOLE AT STAIRS-- REPAIR, PREPARE & PAINT
777.	IPMC 402.3	1462	BATHROOM: VENT FAN DEFECTIVE—REPLACE
778.	IPMC 603.3	1462	MECHANICAL ROOM: CLOTHES HANGING ON GAS LINE—REMOVE
779.	IPMC 504.1	1462	BATHROOM: 2 ND FLOOR TUB—RECAULK
780.	IPMC 605.3	1462	HALLWAY: 2 ND FLOOR – LIGHT GLOBE MISSING—REPLACE

781.	IPMC 704.2	1462	BEDROOMS: ALL BEDROOMS - SMOKE DETECTORS NOT SOUNDING—REPLACE
782.	IPMC 305.4	1462	2 ND FLOOR: CABLE WIRES IN HALLWAY—REMOVE
783.	IPMC 305.3	1464	BATHROOM: 1 ST FLOOR – MOLD - REPAIR, PREPARE & PAINT
784.	IPMC 704.2	1464	SMOKE DETECTORS: PROVIDE
785.	IPMC 605.2	1466	KITCHEN: GFCI AT STOVE—PROVIDE
786.	IPMC 704.2	1468	1 ST FLOOR – SMOKE DETECTOR AND CO NOT WORKING – REPLACE
787.	IPMC 704.2	1468	BEDROOMS: 2 ND & 3 RD SMOKE DETECTORS NOT SOUNDING—REPLACE
788.	IPMC 304.15	1468	SCREEN DOOR: REAR BROKEN – REPAIR/REPLACE
789.	IPMC 403.5	1468	DRYER: REMOVE
790.	IPMC 305.3	1468	BATHROOM: 2 ND FLOOR – MOLD - REPAIR, PREPARE & PAINT
791.	IPMC 305.3	1468	BATHROOM: 2 ND FLOOR PEELING PAINT - REPAIR, PREPARE & PAINT
792.	IPMC 604.1	1944	KITCHEN: DRYER OUTLET ILLEGALLY INSTALLED—REMOVE; MUST HIRE LICENSED ELECTRICIAN AND OBTAIN ELECTRICAL PERMIT
793.	IPMC 604.1	1944	KITCHEN: SERVICE PANEL MISSING BLANK—PROVIDE
794.	NFPA 10.11.6.1	1944	KITCHEN: CANNOT STORE OR USE ELECTRIC GRILL INSIDE—REMOVE
795.	IPMC 704.2	1944	HALLWAY: 2 ND FLOOR SMOKE DETECTOR LOW DECIBEL—REPLACE
796.	IPMC 309.1	1948	INFESTATION OF BED BUGS: EXTERMINATE & PROVIDE CITY WITH REPORT
797.	IPMC 704.2	1998	2 ND FLOOR: SMOKE DETECTOR NOT SOUNDING—REPLACE

798. IPMC 704.2 1998 BEDROOM: SMOKE DETECTOR NOT SOUNDING—REPLACE

COMMUNITY CENTER BUILDING

799. IPMC 504.1 WATER FOUNTAIN—BROKEN—REPAIR/REPLACE

800. IPMC 605.1 COMPUTER ROOM: ELECTRICAL PANEL—CLEAR THE AREA/REMOVE

801. IPMC 603.1 HOT WATER HEATER: COMPUTER ROOM—FLUE DISCONNECTED—REPAIR

802. IPMC 305.3 BATHROOM: CEILING TILES HAVE MOLD—REPAIR/REPLACE

803. IPMC 603.1 STOVE—PROVIDE LANYARD

804. IPMC 704.1 GIRLS' BATHROOM: NO EMERGENCY LIGHT—PROVIDE

805. IPMC 704.2 /704.3 ALL UNITS – PROVIDE ELECTRIC HARDWIRED SMOKE DETECTORS IN ALL SLEEPING ROOMS & ALL LEVELS - ELECTRICAL PERMIT WILL BE REQUIRED

806. IRC 315.1 ALL UNITS – PROVIDE CO DETECTORS ON THE LEVEL OF THE SLEEPING ROOMS

807. IPMC 304.14 ALL UNITS – WINDOWS – SCREENS – PROVIDE

808. IPMC 302.1 EXTERIOR – GROUNDS – CLEAN UP TRASH THROUGHOUT COMMON AREAS

809. IPMC 302.1 INTERIOR – COMMON HALLWAYS – NEED TO BE CLEANED DAILY IN ALL BUILDINGS

810. IRC 315.1 ALL UNITS – PROVIDE WINDOW SCREENS ON ALL WINDOWS

811. NFPA 10.11.6.1&2 BALCONY - GRILLS - NOT PERMITTED TO BE USED ON ANY LEVEL ABOVE GROUND LEVEL

812. NFPA 10.11.6.1&2 GROUND LEVEL - GRILLS - CAN BE STORED ON PATIO AREA BUT MUST BE USED 15FT FROM BUILDINGS

ALL ELECTRICAL, MECHANICAL, BUILDING AND PLUMBING WORK WILL REQUIRE PERMITS TO DO THE WORK AND FINAL INSPECTIONS ON THESE ITEMS WILL BE CONDUCTED BY THE CITY OF ANNAPOLIS INSPECTORS FOR THAT TRADE – ANY QUESTIONS, PLEASE FEEL FREE TO CONTACT US AT 410-263-7946

REINSPECTION SCHEDULED ON OCTOBER 3-6, 2016, AT 9:30 A.M.



STAFF REPORT AND FISCAL IMPACT NOTE

Resolution: R-41-18

Title: Housing Authority of the City of Annapolis (HACA) – Payment in Lieu of Property Taxes (PILOT) Agreement

Date: August 30, 2018

STAFF REPORT

This resolution approves a Payment in Lieu of Taxes (PILOT) on all properties that HACA has an ownership or control interest, provide the property benefits a designated affordable housing market client base established by income guidelines and involves a fixed number of units for a fixed period of time. This PILOT replaces three previous Cooperation Agreements entered into by the City and HACA dated March 10, 1950; March 5, 1965, (and amended on January 8, 1968, and February 6, 2009,); and September 28, 1976. All of these Cooperation Agreements allow for the payment by HACA of a negotiated amount in lieu of all taxes and special assessments on real property owned by HACA, but the City has not collected any payments under these agreements for years.

While properties owned by HACA are already exempt from property taxes under Section 7-215 of the Tax Property Article and Section 12-104-(c)(2)(i) of the Housing Article of the Annotated Code of Maryland, there have been changes in funding from U.S. Department of Housing and Urban Development that has resulted in public housing authorities like HACA increasingly changing their ownership and control structures for the affordable housing properties they operate and redevelop. HACA is now allowed to refinance these properties to allow private ownership, as long as HACA retains some form of ownership or control interest.

This resolution adopts a PILOT in lieu of any taxes that might be assessed on such properties. The proposed PILOT is retroactive to July 1, 2018.

Prepared by: Teresa Sutherland, City Manager

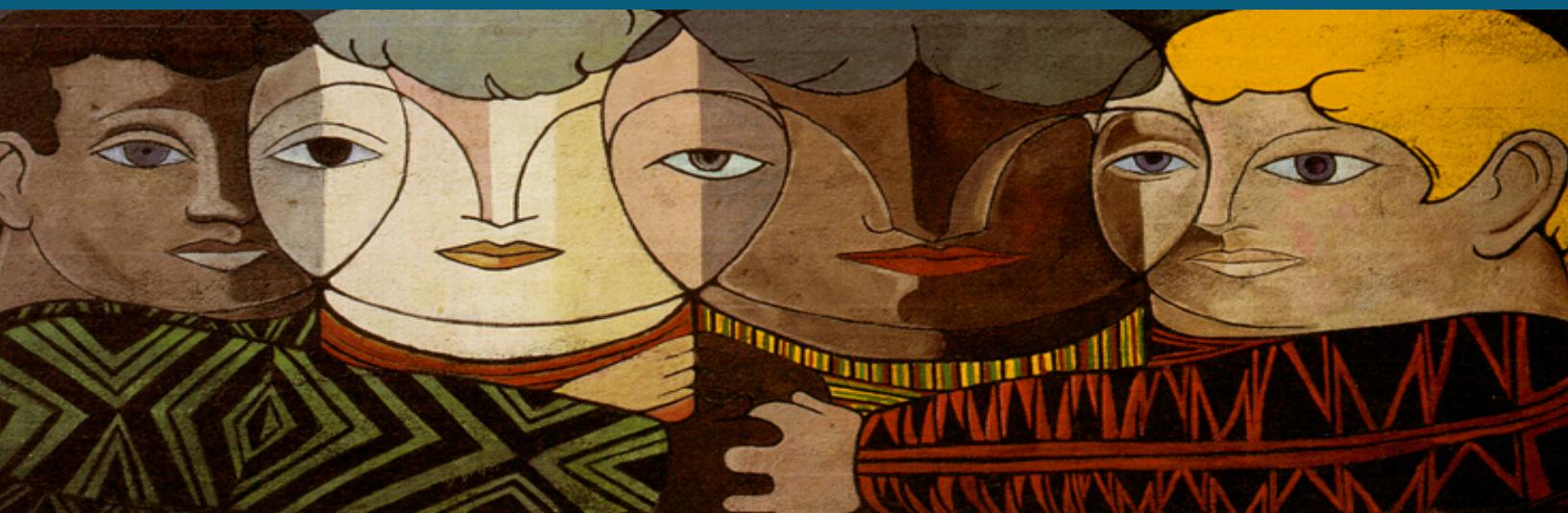
FISCAL IMPACT

This resolution has no fiscal impact as HACA properties are not subject to property taxes, and the City currently does not collect payments from HACA under the existing Cooperation Agreements.

Prepared by: Jodee Dickinson, Finance Director

Fair Housing Planning Guide

Volume 1



U.S. Department of Housing and Urban Development
Office of Fair Housing and Equal Opportunity

Chapter 1: Historical Overview

In its community development (CD) programs, HUD has strongly encouraged:

1. The adoption and enforcement of State and local fair housing laws
2. The reduction of separation by race, ethnicity, or disability status.

HUD Community Planning and Development (CPD) programs include:

- Community Development Block Grant (CDBG)
- Home Investment Partnership (HOME)
- Emergency Shelter Grant (ESG)
- Housing Opportunities for Persons with AIDS (HOPWA).

The CDBG program contains a regulatory requirement to affirmatively further fair housing based upon HUD's obligation under Section 808 of the Fair Housing Act. The CDBG regulation also reflects the CDBG statutory requirement that the grantees certify that they will affirmatively further fair housing. The HOME program regulation states the statutory requirement from the Comprehensive Housing Affordability Strategy (CHAS) that the jurisdictions must affirmatively further fair housing.

Through its CPD programs, HUD's goal is to expand mobility and widen a person's freedom of choice.

The Department also requires CD grantees (those State and Entitlement jurisdictions that administer the above identified CPD Programs) to document AFFH actions in the CDBG and CHAS annual performance reports that are submitted to HUD.

Definition of Affirmatively Furthering Fair Housing

The extent of the AFFH obligation has never been defined statutorily. However, HUD defines it as requiring a grantee to:

1. Conduct an analysis to identify impediments to fair housing choice within the jurisdiction
2. Take appropriate actions to overcome the effects of any impediments identified through the analysis
3. Maintain records reflecting the analysis and actions taken in this regard.

CHAPTER 19: FAIR HOUSING, ACCESSIBILITY, AND EQUAL EMPLOYMENT



CHAPTER PURPOSE & CONTENTS

This chapter summarizes the key regulations and requirements of fair housing, accessibility, and equal employment and contracting laws applicable to CDBG projects.

SECTION	TOPIC	PAGE
19.1	Introduction/Overview of Requirements	19-1
19.2	Fair Housing	19-6
19.3	Handicapped Accessibility	19-8
19.4	Equal Opportunity	19-13
19.5	Recordkeeping and Monitoring	19-16

19.1 Introduction and Overview

The following is a summary of the topics in this section, applicable statutory and regulatory cites, and other reference materials available from HUD.

Key Topics in This Section	<ul style="list-style-type: none"> ✓ Basic Overview ✓ Consolidated Plan/Analysis of Impediments ✓ List of Applicable Laws
Regulatory/Statutory Citations	Section 109 §570.602
Other Reference Materials on This Topic	<ul style="list-style-type: none"> ✓ Fair Housing Planning Guide website: http://www.hud.gov/offices/fheo/images/fhpg.pdf

19.1.1 Basic Overview

This chapter summarizes the key regulations and requirements of fair housing and equal opportunity laws applicable to CDBG projects. To be in compliance, the grantee must adhere to all the basic tenets of fair housing and equal opportunity regulations. To demonstrate support for ensuring these tenets, grantees must endorse in attitude and deed all regulations for fairness in the provision of CDBG funded programs and projects.

Fair housing and equal opportunity laws are like an umbrella, intended to protect individuals from discrimination in housing, employment, through business opportunities such as contracting, or through other benefits created by CDBG projects.



19.1.2 Consolidated Plan Requirements

Grantees are required to complete an analysis of impediments to fair housing choice within one year of the effective date of the Consolidated Plan Rule (February 6, 1995). The analysis is not required to be submitted as part of the consolidated plan, but the jurisdiction must certify that it completed the analysis, is taking appropriate actions to overcome the effects of any impediments identified through that analysis, and maintains records reflecting the analysis and related actions.

Analysis of Impediments to Fair Housing Choice

In accordance with the Fair Housing Act, the Secretary requires that CDBG grantees administer all programs and activities related to housing and community development in a manner to affirmatively further the policies of the Fair Housing Act. As part of the certification to affirmatively further fair housing that grantees are required to submit with their consolidated plan, grantees must complete an analysis of impediments to fair housing choice and to take actions to overcome the effects of any impediments identified through that analysis.

In summary, requirements for the analysis of impediments include:

- ✓ Grantees are to assume the responsibility of fair housing planning by conducting an analysis to identify impediments to fair housing choice within their jurisdictions;
- ✓ Grantees are strongly encouraged to annually update their analysis of impediments; and
- ✓ Grantees are to take appropriate actions to overcome the effects of any impediments identified through their analyses, and maintaining records reflecting the analyses and related actions.

19.1.3 List of Applicable Laws

This chapter is broken down into three broad areas for the applicable requirements: Fair Housing; Handicap Accessibility; and Equal Opportunity. The fourth section of this chapter is dedicated toward appropriate record keeping and monitoring. Exhibit 19.1 provides the grantee with references to the major regulations and requirements covering fair housing and equal opportunity.

Exhibit 19.1

Federal and State Laws and Regulations (included amendments)	Fair Housing and Nondiscrimination	Accessibility	Equal Employment and Contracting
Title VI of the Civil Rights Act of 1964: This Act provides that no person shall be excluded from participation, denied program benefits, or subject to discrimination based on race, color, and/or national origin under any program or activity receiving Federal financial assistance.	X		
Title VIII of the Civil Rights Act of 1968 (The Fair Housing Act): This Act prohibits discrimination in housing on the basis of race, color, religion, sex and/or national origin. This law also requires actions which affirmatively promotes fair housing.	X	X	



Chapter 19: Fair Housing

<p>Restoration Act of 1987. This Act restores the broad scope of coverage and clarifies the application of the Civil Rights Act of 1964. It also specifies that an institution which receives Federal financial assistance is prohibited from discriminating on the basis of race, color, national origin, religion, sex, disability, or age in a program or activity which does not directly benefit from such assistance.</p>	X		
<p>Section 109 of Title 1 of the Housing and Community Development Act of 1974: This section of Title 1 provides that no person shall be excluded from participation (including employment), denied program benefits, or subject to discrimination on the basis of race, color, national origin, or sex under any program or activity funded in whole or in part under Title I of the Act.</p>	X		X
<p>The Fair Housing Amendment Act of 1988: This Act amended the original Fair Housing Act to provide for the protection of families with children and people with disabilities, strengthen punishment for acts of housing discrimination, expand of the Justice Department jurisdiction to bring suit on behalf of victims in Federal district courts, and create an exemption to the provisions barring discrimination on the basis of familial status for those housing developments that qualify as housing for persons age 55 or older.</p>	X		
<p>The Housing for Older Persons Act of 1995 (HOPA): Retained the requirement that the housing must have one person who is 55 years of age or older living in at least 80 percent of its occupied units. The Act also retained the requirement that housing facilities publish and follow policies and procedures that demonstrate intent to be housing for persons 55 and older.</p>	X		
<p>The Age Discrimination Act of 1975: This Act provides that no person shall be excluded from participation, denied program benefits, or subject to discrimination on the basis of age under any program or activity receiving Federal funding assistance. Effective January 1987, the age cap of 70 was deleted from the laws.</p>	X		
<p>Section 504 of the Rehabilitation Act of 1973: It is unlawful to discriminate based on disability in Federally assisted programs. This section provides that no otherwise qualified individual shall, solely by reason of his or her disability, be excluded from participation (including employment), denied program benefits, or subjected to discrimination under any program or activity receiving Federal funding assistance. Section 504 also contains design and construction accessibility provisions for multi-family dwellings developed or substantially rehabilitated for first occupancy on or after March 13, 1991.</p>	X	X	X



Chapter 19: Fair Housing

The Americans with Disabilities Act of 1990 (ADA): This Act modifies and expands the Rehabilitation Act of 1973 to prohibit discrimination against "a qualified individual with a disability" in employment and public accommodations. The ADA requires that an individual with a physical or mental impairment who is otherwise qualified to perform the essential functions of a job, with or without reasonable accommodation, be afforded equal employment opportunity in all phases of employment.	X	X	X
Executive Order 11063: This Executive Order provides that no person shall be discriminated against on the basis of race, color, religion, sex, or national origin in housing and related facilities provided with Federal assistance and lending practices with respect to residential property when such practices are connected with loans insured or guaranteed by the Federal government.	X		
Executive Order 11259: This Executive Order provides that the administration of all Federal programs and activities relating to housing and urban development be carried out in a manner to further housing opportunities throughout the United States.	X		
Section 109 of Title I of the Housing and Community Development Act of 1974: Requires that no person shall be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity funded with CDBG funds on the basis of race, color, religion, national origin, or sex.	X		X
The Equal Employment Opportunity Act: This Act empowers the Equal Employment Opportunity Commission (EEOC) to bring civil action in Federal court against private sector employers after the EEOC has investigated the charge, found "probable cause" of discrimination, and failed to obtain a conciliation agreement acceptable to the EEOC. It also brings Federal, State, and local governments under the Civil Rights Act of 1964.			X
The Immigration Reform and Control Act (IRCA) of 1986. Under IRCA, employers may hire only persons who may legally work in the U.S., i.e., citizens and nationals of the U.S. and aliens authorized to work in the U.S. The employer must verify the identity and employment eligibility of anyone to be hired, which includes completing the Employment Eligibility Verification Form (I-9).			X



Chapter 19: Fair Housing

The Uniform Guidelines on Employee Selection Procedures adopted by the Equal Employment Opportunity Commission in 1978: This manual applies to employee selection procedures in the areas of hiring, retention, promotion, transfer, demotion, dismissal and referral. It is designed to assist employers, labor organizations, employment agencies, licensing and certification boards in complying with the requirements of Federal laws prohibiting discriminatory employment.			X
Section 3 of the Housing and Urban Development Act of 1968, as amended: Requires the provision of opportunities for training and employment that arise through HUD-financed projects to lower-income residents of the project area, to the greatest extent feasible and consistent with Federal, State and local laws and regulations. Also required is that contracts be awarded to businesses that provide economic opportunities for low- and very low-income persons residing in the area. Amendments to Section 3 in 1992 included requirements for providing these opportunities in contracts for housing rehabilitation, including lead-based paint abatement, and other construction contracts.			X
The Vietnam Era Veterans' Readjustment Act of 1974 (revised Jobs for Veterans Act of 2002): This Act was passed to ensure equal employment opportunity for qualified disabled veterans and veterans of the Vietnam War. Affirmative action is required in the hiring and promotion of veterans.			X
Executive Order 11246: This Executive Order applies to all Federally assisted construction contracts and subcontracts. It provides that no person shall be discriminated against on the basis of race.			X
24 CFR Part 85 (the Common Rule): This rule provides that the grantee shall take affirmative steps to encourage contracting with small minority and female owned business enterprises when possible as sources of supplies, equipment, construction, and services.			X



19.2 Fair Housing

This section of the chapter reviews the requirements grantees must follow to be in compliance with the Fair Housing Act when using CDBG funds.

The following is a summary of the topics in this section, applicable statutory and regulatory cites, and other reference materials available from HUD.

Key Topics in This Section	<ul style="list-style-type: none"> ✓ Prohibited Discrimination ✓ Fair Housing Activities
Regulatory/Statutory Citations	Section 109 §570.602
Other Reference Materials on This Topic	<ul style="list-style-type: none"> ✓ CPD Notice 05-09 and 00-09 ✓ Fair Housing and Equal Opportunity Website: http://www.hud.gov/offices/fheo/index.cfm ✓ Uniform Federal Accessibility Standards website: http://www.access-board.gov/ufas/ufas-html/ufas.htm ✓ The <i>Fair Housing Act Design Manual: A Manual to Assist Designers and Builders in Meeting the Accessibility Requirements of The Fair Housing Act</i>

19.2.1 Prohibited Discrimination

Grantees should be aware that fair housing provisions apply to the locality as a whole and not just those activities that are CDBG funded; and that implementing fair housing activities is an essential part of the CDBG responsibilities. No person shall be subjected to discrimination because of: race, color, religion, sex, disability, age, familial status, or national origin.

Fair housing actions should increase housing opportunities and affirmatively promote fair housing throughout the entire housing market at all income levels. These activities may include independent actions by the grantee or cooperative ventures with housing related industries, such as mortgage lenders, home builders, and local non-profits working in housing. The grantee is expected to take progressive actions to further fair housing with each CDBG project.

The grantee must assure that all CDBG-funded activities undertaken as part of the project are conducted in a manner which will not cause discrimination on the basis of race, color, religion, sex, disability, familial status, or national origin. Segregated facilities, services, or benefits and different treatment are prohibited.

The grantee should take care to ensure the following:

- ✓ Access to any advantage arising out of the project is not:
 - Denied solely on the basis of race, color, religion, sex, disability, familial status, or national origin; or
 - Offered for the enjoyment of a segment of the population in such a way as to intentionally exclude any member of these protected groups.
- ✓ Selection of sites and locations for facilities and improvements do not have an exclusionary or discriminatory effect.

Chapter 19: Fair Housing



- ✓ Evaluation criteria and administrative practices do not have a discriminatory effect.
- ✓ Affirmative action is used to overcome the effects of past discrimination.
- ✓ A Fair Housing Poster is displayed in a prominent place at the office of the grantee where applications for assistance are being taken.

19.2.2 Fair Housing Activities

The Fair Housing Act provides that, in connection with the design and construction of multi-family housing, the public use and common areas must be accessible and usable by persons with handicaps, all doors must be designed to be wide enough for wheelchair accessible, and all premises should be of adaptive design (e.g., reinforcements within a bathroom to allow installation of grab bars).

Grantees undertaking housing projects and activities must ensure fair housing rules are followed in the provision of housing services and assistance. Opportunities for purchase or rental, terms and conditions, advertising and marketing information, and availability of real estate services should not discriminate.

Some examples of possible actions to ensure fair housing are listed below.

- ✓ Developing and implementing a fair housing resolution;
- ✓ Marketing information concerning housing services and activities should be disseminated through agencies and organizations that routinely provide services to protected groups;
- ✓ Criteria for selecting recipients of housing services or assistance should be evaluated for any discriminatory effect;
- ✓ Policies guiding the provisions of relocation housing and services for persons displaced by housing activities should be evaluated for discriminatory effect; and
- ✓ Legal documents used by grantees and lending institutions should be reviewed and revised if necessary to eliminate any discriminatory intent or practice.

It is important for grantees to understand both the Fair Housing Amendment and Section 504. The Fair Housing Amendment requires that a landlord must allow a tenant to make reasonable modifications to a unit paid for by the tenant. Section 504 provides that the landlord is responsible for making reasonable accommodations. Finally, the accessibility logo should be used in housing projects where units are available for the disabled.

19.2.3 Affirmative Marketing

- ✓ Grantees must adopt affirmative marketing procedures and requirements for all CDBG-assisted housing with five or more units.
- ✓ Requirements and procedures must include:
 - Methods for informing the public, owners and potential tenants about fair housing laws and the grantee's policies (for example, use of the Fair Housing logo or equal opportunity language);
 - A description of what owners and/or the grantee will do to affirmatively market housing assisted with CDBG funds;

Chapter 19: Fair Housing



- A description of what owners and/or the grantee will do to inform persons not likely to apply for housing without special outreach;
- Maintenance of records to document actions taken to affirmatively market CDBG-assisted units and to assess marketing effectiveness; and
- Description of how efforts will be assessed and what corrective actions will be taken where requirements are not met.

19.3 Handicapped Accessibility and Section 504

The following is a summary of the topics in this section, applicable statutory and regulatory cites, and other reference materials available from HUD.

Key Topics in This Section	<ul style="list-style-type: none"> ✓ Programs ✓ Housing ✓ Facilities ✓ Other Accessibility Rules ✓ Self Evaluation and Transition Plan
Regulatory/Statutory Citations	<p>Section 109 §570.614</p>
Other Reference Materials on This Topic	<ul style="list-style-type: none"> ✓ CPD Notice 00-10 ✓ Fair Housing and Equal Opportunity Website: http://www.hud.gov/offices/fheo/index.cfm ✓ CPD Notice 05-10

19.3.1 Program Accessibility

Communication is an important component of program accessibility. Disabilities involving impairments to hearing, vision, speech or mobility may affect communication. Members of the community who have disabilities must be able to access and enjoy the benefits of a program or activity receiving CDBG funds; therefore, varied approaches may be required to assure effective communication and information dissemination.

Specifically, the grantee must be receptive to the requests and needs of the disabled person(s) within the community when determining which auxiliary aids or services are necessary. For the purposes of Section 504 compliance, the target population includes: the hearing impaired, visually impaired, mobility impaired, developmentally disabled, and those persons requiring in-home care or institutional care. Grantees must furnish auxiliary aids and services, as necessary, which may include:

- ✓ For persons with hearing impairments:
 - Qualified sign language interpreters;
 - Note takers;
 - Telecommunication devices for deaf persons (TDDs);
 - Telephone handset amplifiers;

Chapter 19: Fair Housing



- Assertive listening devices (devices that increase the sound in large group settings);
- Flashing lights (where aural communication is used, such as warning bells);
- Video text displays (devices that display text that is simultaneously being spoken can be used where a public address system provides information);
- Transcription services; and
- Closed and open captioning.

✓ For persons with vision impairments:

- Qualified readers;
- Written materials translated into alternative formats (e.g., Braille, audio tape, large print);
- Aural communication (e.g., Bells or other sounds used where visual cues are necessary); and
- Audio description services (i.e., through a headset, a narrator describes what the visually impaired person cannot see).

The grantee must ensure effective communication with persons with all types of disabilities in all activities. Where the grantee communicates with applicants and beneficiaries by phone, a TDD is required or an equivalent system must be available.

Please note that grantees are not required to take any action that would result in a fundamental alteration in the nature of a program or activity or undue financial and administrative burdens.

19.3.2 Housing

Section 504 also includes accessibility requirements for new construction and substantial rehabilitation of multi-family rental housing. Section 504 provides that no otherwise qualified individual shall, solely by reason of his or her disability, be excluded from participation in (including employment), denied program benefits, or subjected to discrimination under any program or activity receiving Federal funding assistance. Section 504 also contains design and construction accessibility provisions for certain new multi-family dwellings developed for first occupancy on or after March 13, 1991.

For the purposes of compliance with Section 504, “accessible” means ensuring that program and activities, when viewed in their entirety, are accessible to and usable by individuals with disabilities. For housing purposes, accessible means a dwelling is on an accessible route and adaptable inside.

- ✓ The following requirements apply to both Federally assisted newly constructed multifamily rental housing containing five or more units and substantial rehabilitation of multi-family rental housing with fifteen (15) or more units. A rehabilitation project is considered substantial when the rehab costs will be 75% or more of the replacement cost of the complete facility:
 - A minimum of five percent of total dwelling units (but not less than one unit) accessible for individuals with mobility impairments;
 - An additional 2% of dwelling units (but not less than one) accessible for persons with hearing or vision impairments; and

Chapter 19: Fair Housing



- All units made adaptable that are on the ground level or can be reached by an elevator.

19.3.3 Facilities

“Facility” is defined under Section 504 as any portion of a building, equipment, roads, walkways, parking lot or other real property. “Accessible” for non-housing purposes means that a facility or portion of a facility can be approached, entered and used by individuals with physical handicaps.

Non-housing programs, as well as existing facilities in which they are situated, must be readily accessible to and usable by persons with disabilities. Accessibility programs will be determined once again under self-evaluation. The focus of program access is providing programs in the most integrated setting possible. Providing separate or different programs is illegal unless necessary to achieve equal opportunity.

Methods of improving program access in existing facilities can include the following:

- ✓ Relocating programs to accessible facilities or accessible portions of facilities;
- ✓ Acquiring or building new facilities;
- ✓ Selectively altering facilities;
- ✓ Changing operating policies and procedures;
- ✓ Assigning aides to assist beneficiaries;
- ✓ Adding or redesigning equipment or furnishings; and
- ✓ Conducting home visits.

19.3.4 Special Requirements for Grantees with 15 or More Employees

There are two additional requirements for Section 504 compliance for grantees (called “recipients” under 504 to include public agencies, instrumentalities, and public and private entities including nonprofits) with fifteen (15) or more full or part-time employees:

- ✓ Designation of responsible employee and adoption of grievance procedures:
 - At least one person must be designated to coordinate 504 and related compliance efforts. The agency coordinator should be designated in writing and identified in any written notices.
 - A grievance procedure must also be adopted incorporating due process standards and allowing for prompt local resolution of any complaints of discrimination based on disability. Existing grievance procedures can often be adapted to satisfy this requirement.
 - Any individual or authorized representative who believes that they have been denied opportunities or treated differently due to their race, color, national origin, sex, age, disability, religion and familial status may file a complaint. The complaint may be filed with the grantee or HUD.
- ✓ Notification to participants, beneficiaries, applicants and employees of their nondiscriminatory provisions. In summary, the grantee must provide notice regarding the following:

Chapter 19: Fair Housing



- Grantees must publish in a newspaper of general circulation the notice “Policy of Non-Discrimination on the Basis of Disability Status.”
- Grantees must include the same language found in their policy of nondiscrimination (mentioned in the first bullet) in all material used for recruitment or general information.
- Grantees must ensure that all members of the population with visual or hearing impairments are provided with the information necessary to understand and participate in the programs offered.
- Methods for ensuring participation may include qualified sign language and oral interpreters, readers, or the use of taped and Braille materials.

19.3.5 Other Accessibility Rules

Americans with Disabilities Act of 1990 (ADA)

The Americans with Disabilities Act of 1990 (ADA) guarantees equal opportunities for persons with disabilities in employment, public accommodations, transportation, State and local government services, and telecommunications. Unlike Section 504 which applies only to programs and activities receiving Federal financial assistance, the ADA applies even if no Federal financial assistance is given. Title II of ADA prohibits discrimination based on disability by State and local governments.

✓ Facilities

- Title II also requires that facilities that are newly constructed or altered, by, on behalf of, or for use of a public entity, be designed and constructed in a manner that makes the facility readily accessible to and usable by persons with disabilities. Facilities constructed or altered in conformance with either the Uniform Federal Accessibility Standards (UFAS) or the ADA Accessibility Guidelines for Buildings and Facilities (ADAAG) shall be deemed to comply with the Title II Accessibility requirements, except that the elevator exemption contained in Section 4.1.3(5) and Section 4.1.6(1)(j) of ADAAG shall not apply.

✓ Roads and Pedestrian Walkways

- Title II specifically requires that all newly constructed or altered streets, roads, highways, and pedestrian walkways must contain curb ramps or other sloped areas at any intersection having curbs or other barriers to entry from a street level or pedestrian walkway and that all newly constructed or altered street level pedestrian walkways must have curb ramps at intersections. Newly constructed or altered street level pedestrian walkways must contain curb ramps or other sloped areas at intersections to streets, roads, or highways.

Architectural Barriers Act of 1968

The Architectural Barriers Act of 1968 (ABA) requires that certain buildings financed with Federal funds must be designed, constructed, or altered in accordance with standards that ensure accessibility for persons with physical disabilities. The ABA covers any building or facility financed in whole or in part with Federal funds, except privately-owned residential structures. Covered buildings and facilities designed, constructed, or altered with CDBG funds are subject to the ABA and must comply with the Uniform Federal Accessibility Standards

Chapter 19: Fair Housing



(UFAS). In practice, buildings built to meet the requirements of Section 504 and the ADA, will conform to the requirements of the ABA.

19.3.6 Self Evaluation Plan and Transition Plan

Self Evaluation Plan

Self evaluation is required by both Section 504 and the Americans with Disabilities Act. Self evaluation promotes inclusion of the programmatic and project-specific alterations that are necessary to ensure long term compliance with the requirements.

If a grantee has not already performed a Section 504 self-evaluation of programs, services, and activities to determine if they are programmatically and physically accessible to person with disabilities, they must conduct such evaluation and document all needs. Note: If a grantee has already performed a self-evaluation, a new one is not required.

Grantees should also involve persons with disabilities in these evaluations. While performing the self-evaluation, a careful inspection of the following should be performed to determine if they are free from discriminatory effects and practices:

- ✓ Evaluate current policies and practices and analyze them to determine if they adversely affect the full participation of individuals with disabilities in its programs, activities, and services. Be mindful of the fact that a policy or practice may appear neutral on its face, but may have a discriminatory effect on individuals with disabilities.
- ✓ Modify any policies and practices that are not or may not be in compliance with Section 504 or Title II and Title III of the ADA regulations. (See 24 CFR Part 8 and 28 CFR Parts 35, 36.)
- ✓ Take appropriate corrective steps to remedy those policies and practices that either are discriminatory or have a discriminatory effect. Develop policies and procedures by which persons with disabilities may request a modification of a physical barrier or a rule or practice that has the effect of limiting or excluding a person with a disability from the benefits of the program.
- ✓ Document the self-evaluation process and activities. HUD recommends that all recipients keep the self-evaluation on file for at least three years, including records of the individuals and organizations consulted, areas examined and problems identified, and document modifications and remedial steps.

An approach many grantees have used to examine service and program accessibility is to do a walk-through of the process required for participation. Analyze not only the physical path traveled, but also the administrative requirements, service delivery, eligibility criteria, and application procedures.

Any policies and practices that are found to be discriminatory or contrary to Section 504 requirements must be modified and steps taken to remedy the discrimination.

Transition Plan

If structural barriers have been identified during the self-evaluation process and cannot be removed with nonstructural solution, a Transition Plan must be completed and made available for public review and comment.

Chapter 19: Fair Housing



The plan must address the following items:

- ✓ Identification of physical obstacles in the facilities that limit program accessibility;
- ✓ Description of the method that will be used to make facilities accessible;
- ✓ Specify a schedule to achieve full program compliance and, if the plan is longer than one year, identify steps to be taken during each year;
- ✓ Indicate the person responsible for implementing the plan; and
- ✓ Identify the person or groups with whose assistance the plan was prepared.

The grantee is not necessarily required to make each existing facility or every part of an existing facility accessible. The Transition Plan must involve persons with disabilities and/or representative organizations.

19.4 Employment and Contracting

Employment and contracting activities also trigger employment and contracting rules related to equal employment practices.

The following is a summary of the topics in this section, applicable statutory and regulatory cites, and other reference materials available from HUD.

Key Topics in This Section	<ul style="list-style-type: none"> ✓ Employment ✓ Procurement (MBE/WBE) ✓ Section 3
Regulatory/Statutory Citations	Section 109 §570.607
Other Reference Materials on This Topic	<ul style="list-style-type: none"> ✓ Fair Housing and Equal Opportunity Website: http://www.hud.gov/offices/fheo/index.cfm ✓ The Uniform Guidelines on Employee Selection Procedures adopted by the Equal Employment Opportunity Commission in 1978

19.4.1 Employment

Nondiscrimination is a requirement of employment and employment practices. Employment opportunities may not be denied on the basis of race, color, national origin, sex, age, religion, familial status, or disability. Affirmative action and equal employment opportunity policies are fundamental aspects of CDBG funded activities.

The Americans with Disabilities Act modifies and expands the Section 504 Rehabilitation Act of 1973 to prohibit discrimination against “a qualified individual with a disability” in employment and public accommodations. The ADA requires that an individual with a physical or mental impairment who is otherwise qualified to perform the essential functions of a job, with or without reasonable accommodation, be afforded equal employment opportunity in all phases of employment.

The Equal Employment Opportunity Act empowers the Equal Employment Opportunity Commission (EEOC) to bring civil action in Federal court against private sector employers after

Chapter 19: Fair Housing



the EEOC has investigated the charge, found “probable cause” of discrimination, and failed to obtain a conciliation agreement acceptable to the EEOC. It also brings Federal, State, and local governments under the Civil Rights Act of 1964.

Steps that can be taken to prevent discrimination in employment include the following:

- ✓ Review of jurisdictional employment policies and procedures for discriminatory intent or practice and document review;
- ✓ Advertise employment opportunities and/or to recruit employees for project-related positions;
- ✓ Develop and maintain employment data that indicates staff composition by race, sex, handicap status and national origin; and
- ✓ An Equal Employment Opportunity Poster must be displayed in a prominent place at the office of the grantee.

Specifically, Section 504 has a number of general prohibitions against employment discrimination. Grantees must ensure that the following items are adhered to:

- ✓ No qualified individual with a disability shall, solely on the basis of their disability be subject to discrimination in employment under any program or activity that receives Federal assistance.
- ✓ Any grantee cannot legally limit, segregate or classify applicants or employees in any way that negatively affects their status or opportunities because of disability.
- ✓ In pre-employment and employment activities, discrimination based on a disability must not occur and reasonable accommodations must be made to the physical or mental limitations of otherwise qualified individuals unless it creates undue hardship for the grantee. HUD regulations specify that an employer is prohibited from discrimination in the following instances:
 - ✓ Recruiting, advertising, and processing of applications;
 - Hiring, upgrading, promoting, tenure, demotion, transfer, layoffs, termination right or return from layoffs, illness, and rehiring;
 - Rates of pay and any other forms of compensation;
 - Job assignments, classifications and descriptions, organizational structures, lines, progression, and seniority lists;
 - Leaves of absence, sick leave, or any other leave;
 - Fringe benefits available by virtue of employment;
 - Selection and financial support for training, including apprenticeship, professional meetings, conferences, and other related activities and selection for leaves of absence for training;
 - Employer sponsored activities (including social or recreation programs); and
 - Any other term, condition, or privilege of employment.
 - ✓ Grantees may not participate in a contractual or other relationship that subjects qualified disabled applicants or employees to discrimination.

Chapter 19: Fair Housing



Reasonable accommodation, under Section 504, in employment is determined on a case-by-case basis. It means reasonable modifications on the job or in the workplace to enable a disabled person to perform the job for which she/he is qualified. Section 504 does not require the hiring or promotion of someone simply because she/he has a disability.

19.4.2 Procurement

All procurements made in whole or in part with CDBG funds must comply with the applicable Federal requirements found in 24 CFR Part 85.36 (referred to as the “Common Rule”). The goal in using these procurement procedures is to achieve maximum open and free competition.

Each grantee is required to adopt written procurement procedures for CDBG projects, as required in 24 CFR Part 85.36(b). If local procurement procedures are more stringent than those described in this chapter, the more stringent of the two should be followed.

Important elements that are required to comply with Federal requirements, but that are often missing in local procurement codes, include:

- ✓ A code of conduct to govern the performance of the grantee’s officers, employees, or agents in contracting with CDBG funds; and
- ✓ A requirement that positive efforts be made to use small, minority, female, low-income and/or locally-owned businesses.

Part 85 provides that the grantee shall take affirmative steps to encourage contracting with small minority and female owned business enterprises when possible as sources of supplies, equipment, construction, and services.

At the very least, the grantee must also include minority business enterprises (MBEs) and women business enterprises (WBEs) on solicitation lists and send them an Invitation to Bid. Other outreach efforts that grantees should consider are:

- ✓ Assuring that small businesses and MBE/WBEs are solicited whenever they are potential sources;
- ✓ When economically feasible, dividing total requirements into smaller tasks or quantities so as to permit maximum participation by small businesses and MBE/WBEs;
- ✓ Where the requirements permit, establishing delivery schedules which will encourage participation by small businesses and MBE/WBEs;
- ✓ Using the services and assistance of the Small Business Administration;
- ✓ If any subcontracts are to be executed, requiring the prime contractor to take the above affirmative steps; and
- ✓ When economically feasible, including MBE/WBE criteria with additional points in selection criteria for professional services procurements.

The Vietnam Era Veterans Readjustment Act, as amended, includes the obligation to refrain from discrimination in employment against protected veterans. The regulations also require all covered contractors and subcontractors to include a specific equal opportunity clause in each of their nonexempt contracts and subcontracts.



19.4.3 Section 3

Section 3 of the Housing and Urban Development Act of 1968, as amended, requires the provision of training, employment and other economic opportunities that arise through HUD-financed housing and community development assistance to lower-income residents of the project area, particularly residents of government-subsidized housing, to the greatest extent feasible and consistent with Federal, State, and local laws and regulations. Also required is that contracts be awarded to businesses that provide economic opportunities for low- and very low-income persons residing in the project area. Amendments to Section 3 in 1992 included requirements for providing these opportunities in contracts for housing rehabilitation, including lead-based paint abatement, and other construction contracts.

Section 3 applies when a housing construction, housing rehabilitation or other public construction project or activity exceeds certain thresholds. Contractors and subcontractors providing services on projects for which the total amount of the housing and community development assistance exceeds \$200,000 and the amount of the contract or subcontract exceeds \$100,000 are required to comply with Section 3. If a grantee receives housing or community development assistance for a covered project that is funded in part with CDBG funds, Section 3 requirements apply to the entire project or activity.

It is important to document efforts made to comply with Section 3 through recordkeeping. Files should contain memoranda, correspondence, advertisements, etc., illustrating contractor and subcontractor attempts to hire low income residents and business concerns.

19.5 Recordkeeping and Monitoring

Effective recordkeeping procedures and monitoring are tools that grantees use to ensure short term and long term compliance.

The following is a summary of the topics in this section, applicable statutory and regulatory cites, and other reference materials available from HUD.

Key Topics in This Section	<ul style="list-style-type: none"> ✓ Fair Housing Records ✓ Direct Benefit Records ✓ 504 Records ✓ Employment and Contracting ✓ Monitoring ✓ FHEO Compliance and Monitoring
Regulatory/Statutory Citations	Section 109 §570.506
Other Reference Materials on This Topic	<ul style="list-style-type: none"> ✓ CDBG Guide to Eligible Activities and National Objectives, Chapters 2 & 3 ✓ <i>Managing CDBG: A Guidebook for CDBG Grantees on Subrecipient Oversight</i>



19.5.1 Fair Housing Records

The following records must be maintained by the grantee in a separate equal opportunity and fair housing file:

- ✓ Documentation of the action(s) the grantee has taken to affirmatively further fair housing, including records on funds provided, if any, for such actions; and
- ✓ Demographic data (actual survey or latest census data) depending on the project undertaken may include:
 - The population of the jurisdiction of the unit of general local government receiving CDBG funds;
 - The minority population of the locality (number and percentage);
 - The target area population;
 - The minority population of the target area (number and percentage);
 - The number of disabled, elderly households, and female-headed households in the target area; and
 - A map of the locality showing the locations of assisted housing units, concentrations of minority population, concentrations of LMI, and the target area.

19.5.2 Direct Benefit Records

It is important that grantees maintain statistical information on the persons benefiting from the project be maintained and updated throughout the implementation of the project. Even if the project activities meet the “presumptive benefit” test for proving LMI benefits and surveys have not been conducted or statistical data on beneficiaries has not been collected, benefit data for fair housing and equal opportunity purposes must be maintained.

Grantees should note that those benefiting from the project must be determined. A Project Benefit Profile must be maintained for each activity except administration, planning, and contingency.

- ✓ For direct benefit activities, provide data on the extent to which persons have applied for benefits and participated in or benefited from any program or activity funded in whole or in part with CDBG funds. Records must be kept by race, ethnicity, and gender of heads of households.

19.5.3 Section 504 Records

The following records must be maintained by the grantee in a separate 504 file:

- ✓ A copy of the self-evaluation;
- ✓ A copy of the transition plan;
- ✓ A list of interested persons who were consulted;
- ✓ A description of areas and buildings examined and any problems identified;
- ✓ A description of modifications made and remedial steps taken to comply with the regulations; and

Chapter 19: Fair Housing



- ✓ Evidence that new or substantial rehab multi-family projects were constructed/rehabilitated to meet 504 standards.

19.5.4 Employment and Contracting

Data on employment of the local government that is carrying out an activity funded in whole or in part with CDBG funds. The data to be maintained in the files includes:

- ✓ A description of the local government work force in percentage by race, gender, job title, salary, and hire date;
- ✓ The percentage of minorities in the jurisdiction of the unit of general local government that is receiving CDBG funds and the percentage of minorities working for that unit of general local government;
- ✓ The number of project area residents employed with CDBG funds;
 - Data should show the percentage by race and gender of the personnel in any department, office, or agency of the unit of local government using CDBG funds to employ staff.
 - For example, if CDBG funds are being used to pay a portion of a bookkeeper's salary in the accounting department of the city, then employment data should be available for the department.
- ✓ Government hiring practices and policies;
- ✓ Affirmative Action Plan (if applicable);
- ✓ Documentation of the affirmative actions the grantee has taken to overcome the effects of prior discrimination as determined through a formal compliance review or court proceeding, where the grantee has previously discriminated against persons on the grounds of race, color, national origin, or sex in administering a program or activity funded in whole or in part with CDBG funds.
- ✓ Procurement procedures and implementation plan;
- ✓ Minority and Women Business Enterprise (MBE/WBE) outreach and networking;
- ✓ MBE and WBE reporting;
- ✓ Section 3 Plan;
- ✓ Section 3 Summary Report (CAPER); and
- ✓ Section 3 reporting by contractors.

19.5.5 Monitoring

The designated fair housing and equal opportunity coordinator and/or officers should review compliance requirements on an annual basis.

Grantees will be monitored by HUD on a periodic basis. Proper notification of a monitoring visit will be provided. However, it is important for grantees to keep all records and files in "monitoring readiness" condition at all times. Some of the areas HUD staff will review to determine if grantees meet compliance with all fair housing and equal opportunity requirements and laws are listed below:

Chapter 19: Fair Housing



- ✓ A check of the availability and adequacy of employment records;
- ✓ Identification of programs and activities assisted through CDBG funding and assessment of program impact on protected groups;
- ✓ An examination of procurement procedures and awards to assess the utilization of minority and/or female owned enterprises and businesses located in the project area or owned in substantial part by project area residents;
- ✓ A review of voluntary efforts to promote fair housing; and
- ✓ An examination of the extent to which various protected groups have been impacted by relocation activities.

19.5.6 **HUD FHEO Compliance and Monitoring**

HUD's Office of Fair Housing and Equal Opportunity (FHEO) is responsible for seeking cooperation from and providing assistance to grantees regarding compliance. FHEO may perform periodic reviews of grantees or require reports or other information to measure compliance including records of program participation by individuals with handicaps.

It is important for grantees to keep organized records and document their Section 504 activities.

A complaint can be made by any individual or authorized representative of that individual who believes they have been denied opportunities or treated differently, due to their race, ethnicity, gender, disability, or age.

This complaint would be filed with FHEO under the Housing Discrimination Form 903.1. The complainant's identity will be held in confidence unless written authorization is given. The time period for filing complaints is within one hundred eighty (180) days of the alleged act. Grantees should have copies of this form available to the public.

Person who believes his/her rights have been violated may file in Federal court. The remedy through court action may include the award of damages, back pay, seniority and as with any equal opportunity action, attorney fees, or injunction against the noncomplying project.

It is HUD's policy to encourage informal resolutions to matters, solicit voluntary compliance and corrective action. Noncompliance may result ultimately in the termination of or refusal to grant Federal assistance.



City of Annapolis
Department of Planning & Zoning
145 Gorman Street, Third Floor
Annapolis, MD 21401-2517

Permitting@annapolis.gov • 410-260-2200 • Fax 410-263-9158 • www.annapolis.gov
Deaf, hard of hearing or speech disability - use MD Relay or 711

Notice of Inspection

CITY OF ANNAPOLIS HO,
c/o Venus Bradford
1217 Madison Street
ANNAPOLIS, MD 21401

August 04, 2016

Re: 1125 MADISON ST B3

Dear Owner/Agent:

Enclosed is a City of Annapolis Property Maintenance Inspection Correction Notice for the above referenced property which outlines property maintenance code violations found during a recent inspection. Our records indicate that you own/operate this property.

Friday, September 2, 2016

Please note that if these violations are not corrected or abated by the re-inspection date above, a municipal infraction citation of \$200.00 will be issued in accordance with Annapolis Charter and Code Section 17.40.890. Additional municipal infraction citations may be assessed for each successive day that the violation has not been corrected.

The enclosed violation corrections must be made regardless of any lease agreements between owner and tenant. If you feel for any reason that the attached notice is unfair or creates undue hardship, you may appeal this action to the Board of Appeals established by Chapter 17.40.880 of the Annapolis Charter and Code. In order to initiate an appeal, contact the Director of the Department of Neighborhood and Environmental Programs in writing within ten (10) days of the date of this notice indicating your reason for appealing, along with a \$250.00 non-refundable fee made payable to the City of Annapolis. You will be notified of the hearing date.

If you have any questions, please contact our office at 410-260-2200.

Sincerely,

Mary L. Emrick
MARY EMRICK
Property Maintenance Inspector

Case Number	RENT1608-004	Opened	8/4/2016	MEE
Case Name		Closed		
Type	RENTAL	Last Action		
Subtype	VIOLATIONS	Follow Up	9/2/2016	MEE
Status	UNDER REVIEW			
Description:				

Site Address	1125 MADISON ST B3	City	ANNAPOLIS	State	MD	Zip	21403	Site APN	020600000142200
Owner	CITY OF ANNAPOLIS HO,							Responsible Party	CITY OF ANNAPOLIS HO,
Address	c/o Venus Bradford							c/o Venus Bradford	
	ANNAPOLIS, MD 21401							ANNAPOLIS, MD 21401	

Observed	8/3/2016	(8/4/2016 12:41 PM MEE)
Type	Building	CHECK ENTIRE UNIT FOR MOLD AND CLEAR BY LICENSED MOLD CONTRACTOR
Status	NOT ABATED	BEFORE TENANT IS PUT BACK INTO THE UNIT
Location	Throughout	

Date Corrected

Observed	8/3/2016	305.3 Interior surfaces. All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected.
Type	Ceiling defective	
Status	NOT ABATED	
Location	BATHROOM	

Date Corrected

Observed	8/3/2016	(8/4/2016 12:40 PM MEE)
Type	Ceiling defective	BATHROOM - CEILING - SEWAGE LEAKAGE IN THE BATHROOM CEILING AREA - REMOVE DRYWALL IN THIS AREA AND REPLACE
Status	NOT ABATED	
Location	BATHROOM	

Date Corrected

Observed	8/3/2016	IPMC 305.3 Interior surfaces. All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected.
Type	Walls Defective (Interior)	
Status	NOT ABATED	
Location	MASTER BEDROOM - WALLS & FLOORING	

Observed	8/3/2016	(8/4/2016 12:39 PM MEE)
Type	Walls Defective (Interior)	MASTER BEDROOM - WALLS - OUTER WALL AREA MEETING THE NEXT BUILDING - WATER DAMAGE FROM ROOF DRAINAGE ISSUE - REMOVE DRYWALL ON THIS AREA AND REPLACE - BUILDING PERMITS WILL BE REQUIRED WHEN REMOVING MORE THAN A SHEET OF DRYWALL
Status	NOT ABATED	
Location	MASTER BEDROOM - WALLS - OUTER WALL AREA MEETING THE NEXT BUILDING - WATER DAMAGE FROM ROOF DRAINAGE ISSUE - REMOVE DRYWALL ON THIS AREA AND REPLACE - BUILDING PERMITS WILL BE REQUIRED WHEN REMOVING MORE THAN A SHEET OF DRYWALL	

ALL MOLD REMEDIATION MUST BE DONE BY LICENSED AND APPROVED MOLD CONTRACTOR

TENANT WILL NEED TO BE RELOCATED TEMPORARILY WHILE UNIT IS BEING TREATED AND CLEARED FOR MOLD

Type Floor or sub-floor defective
Status NOT ABATED
Location MASTER BEDROOM - WALLS & FLOORING

Date Corrected

IPMC 305.4 Stairs and walking surfaces. Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.

(8/4/2016 12:37 PM M-F)
MASTER BEDROOM - FLOORING - EXPOSED TO MOLD SPORES - REMOVE AND REPLACE

TENANT WILL NEED TO BE RELOCATED WHILE ABATEMENT OF THE FLOORING